HUNTERS®

HERE TO GET *you* THERE



Frances Road

Earlsheaton, Dewsbury, WF12 8JG

Offers In The Region Of £245,000

3 2 2

Situated in the ever-popular area of Earlsheaton is this well-proportioned three-bedroom semi-detached house benefiting from a 13ft lounge, 20ft kitchen Diner, three double bedrooms and family bathroom to the first floor as well as a useful downstairs WC. The property has a driveway to front ideal for off street parking. Being close to all local amenities, towns such as Dewsbury and Batley, local schooling and those wishing to commute or travel further afield such as Wakefield or Leeds can easily do so as the motorway connections are nearby also. Early viewing is recommended that you view without delay to avoid disappointment!







ENTRANCE
Through double glazed door into porch

PORCH
Access to bedroom 3 and entrance into the main hallway, with stairs to the first floor and access into the living room

BEDROOM 3 21'3" x 9'10" (6.50m x 3.02m)
Currently used as relaxation and therapy room but can be used as a bedroom for those who require a ground floor bedroom with easy access to a nearby WC and sink, however this space could be used as a traditional reception room as well, fitted with a double glazed window with remote controlled shutter door to the front with fitted radiator.

LIVING ROOM 13'10" x 12'0" (4.23m x 3.68m)
Spacious family room with wall mounted focal point electric tv style fireplace and double glazed window and fitted radiator

DINING AREA 10'5" x 7'4" (3.20m x 2.24m)
Currently used as an office space, however will accommodate a set of table and chairs

KITCHEN DINER 20'6" x 8'4" (6.27m x 2.56m)
Fitted kitchen with a range of wall and base units, complementary worktop surfaces and splash back tiling. Sink with drainer, space gas cooker. Plumbing for Washing machine and dryer an double glazed window to rear and door leading to inner hallway and useful storage space.

STORAGE AREA 7'2" x 6'3" (2.20m x 1.92m)
Ideal place for household storage

OUTBUILDING 17'9" x 15'5" (5.42m x 4.70)
Providing a large space for storage and leading to

GYM ROOM 15'5" x 8'4" (4.70m x 2.55m)
Ideal room for those gym enthusiasts or workshop for those with a keen interest in DIY or secure storage for those self employed plumbing and heating engineers.

DOWNSTAIRS SHOWER
Fitted with a shower enclosure and wall mounted shower, having a low level WC and wall mounted hand wash basin and frosted double glazed window.

LANDING
Access to two double bedrooms and family shower room

BEDROOM 1 10'5" x 7'6" (3.20m x 2.30m)
A double bedroom with fitted radiator and double glazed window

BEDROOM 2 10'5" x 7'6" (3.20m x 2.30m)
A double bedroom with fitted radiator and double glazed window

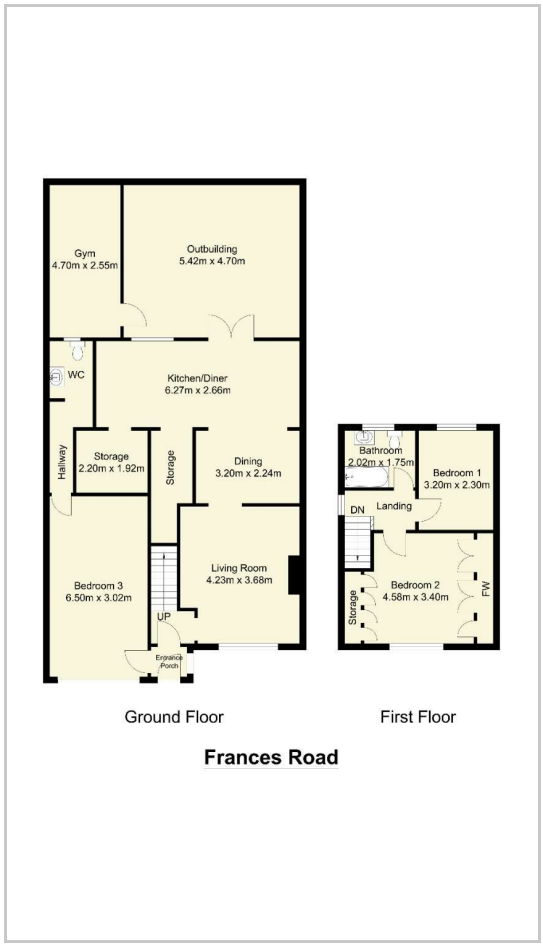
SHOWER ROOM
Fitted with sliding walk in shower enclosure with wall mounted mixer shower with shower over, wash hand basin and low level WC and frosted double glazed window.

OUTSIDE
Paved driveway to the front providing off street parking for two vehicles

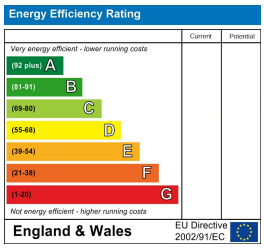
Area Map

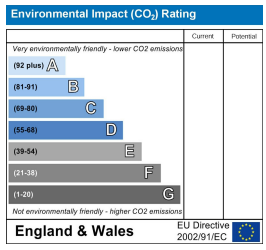


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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