

# HUNTERS<sup>®</sup>

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## Highfield Chase

Staincliffe, WF13 4DE

Guide Price £220,000



GUIDE PRICE - £220,000 - £230,000.

Situated on a highly sought-after modern development, this beautifully presented and generously proportioned three-bedroom semi-detached home offers stylish and versatile living across three floors. The property features a spacious 17ft living room, contemporary kitchen and convenient downstairs bathroom, with two double bedrooms and a family bathroom on the first floor. The impressive 23ft master suite occupies the entire top floor and includes a private en-suite shower room. Externally, there is an enclosed rear garden, driveway and garage providing ample parking. Ideally located for access to Dewsbury and Heckmondwike town centres, with local amenities including a GP surgery, pharmacy and schools. This property is perfect for families and professionals alike. Early viewing is highly recommended to avoid disappointment.



PORCH

Welcoming entrance porch with useful storage cupboard.

LIVING ROOM 17'7" x 13'3" (5.38m x 4.06m)

Spacious reception room with UPVC bay window and patio doors opening onto the rear garden. Features an electric wall-mounted fire, gas central heating radiator, and TV/telephone points.

KITCHEN 10'0" x 6'2" (3.05m x 1.88m)

Modern fitted kitchen with a range of wall and base units, complementary work surfaces, and splashback tiling. Includes large bowl sink, electric oven, gas hob with extractor hood, integrated washing machine and fridge-freezer, and double glazed window to the front.

CLOAKROOM/DOWNSTAIRS W/C

Fitted with a low flush W/C, wash hand basin, part-tiled walls, and central heating radiator.

BEDROOM 2 13'3" x 7'6" (4.06m x 2.29m)

Well-presented double bedroom with two UPVC windows to the rear, fitted mirrored wardrobes, and gas central heating radiator.

BEDROOM 3 13'3" x 8'7" (4.04m x 2.62m)

A further spacious bedroom with two UPVC windows to the front and gas central heating radiator.

BATHROOM 7'1" x 6'7" (2.16m x 2.01m)

Fitted with a new shower unit and bath and mixer tap, wash hand basin, low flush WC, tiled walls, shaver point, gas central heating radiator, and ceiling spotlights.

MASTER BEDROOM WITH EN SUITE 22'4" x 9'6" (6.81m x 2.90m)

Impressive top-floor master suite with double glazed windows to the front and rear, fitted wardrobes, gas central heating radiator, and storage cupboard. also benefits with an En suite room. Velux window to the rear, shower cubicle with wall-mounted shower, wash hand basin, low flush WC, part-tiled walls, shaver point, gas central heating radiator, and ceiling spotlights.

DRIVEWAY AND GARAGE

Driveway to the side leading to the garage and pathway to the entrance. Garage is an up-and-over door and has power and lighting, ideal for parking or storage.

ENCLOSED REAR GARDEN

The enclosed rear garden features a decked seating area and decorative pebbled section, providing a private and low-maintenance outdoor space.

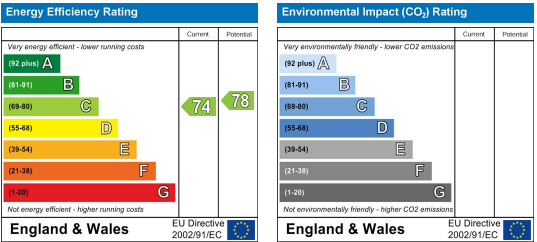
Area Map



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.