

HUNTERS®

HERE TO GET *you* THERE



Frances Road

Earlsheaton, Dewsbury, WF12 8JQ

Offers In The Region Of £175,000



Hunters are delighted to bring to the market this immaculately presented two-bedroom end detached home, finished to a very high standard and has a show home feel throughout. We believe this home would be perfect for a first-time buyer or a small, growing family. The property is situated on a large plot which offers scope for further development (subject to obtaining the necessary consents) The property is available for occupation with the minimum of expense and an internal inspection is strongly advised. Benefitting from double glazing, gas central heating system and briefly comprising, lounge, breakfast kitchen and to the first floor two double bedrooms, modern bathroom room, ample off-street parking, large gardens to the rear and side. No onward chain.



ENTRANCE LOBBY

Double glazed door to the front elevation, door to lounge and stairs to the first floor landing and wall mounted slim line radiator with LED spot lights.

LOUNGE 13'10" x 11'6" (4.24m x 3.53m)

A spacious family room with double glazed window to the front elevation with fitted blinds and fitted slimline modern radiator and light fitting included.

BREAKFAST KITCHEN 14'11" x 7'2" (4.55m x 2.19m)

This well presented open plan breakfast kitchen offers versatile space and features a wide range of modern base and wall units, complementary work surfaces with stainless sink with mixer taps with tiled splashback tiling, plumbing for automatic washing machine and dishwasher, fitted four ring gas hob with electric cooker with overhead steel extractor fan, with breakfast bar seating to one side and space for freestanding fridge freezer,radiator and has hard wired smoke alarms and carbon monoxide detectors, access to useful under stairs storage area housing the main house boiler. Hardwood door and double glazed windows with fitted blinds to rear.

LANDING

Having a pleasant feature panelled wall to the first floor, with double glazed window with fitted blinds and double bedrooms and family bathroom,radiator and ceiling led spot lights and having loft opening with drop down ladder (Not inspected)

BEDROOM 1 11'7" x 10'10" (3.54m x 3.32m)

A double bedroom with double glazed window with fitted blinds and modern slimline radiator and fitted LED ceiling spot lights with dimmer function and power points with USB charging points. Door leading to walk in wardrobe with fitted radiator and ceiling LED spot light.

BEDROOM 2 10'4" x 7'8" (3.16m x 2.35m)

A double bedroom with double glazed window with fitted blinds and radiator and fitted LED ceiling spot lights with dimmer function and power points with USB charging points

BATHROOM

Contemporary three piece suite comprising panelled bath with fitted shower screen with wall mounted mixer shower with further overhead rain shower attachment,contemporary tiled walls, modern Back To Wall Unit with White Combination Vanity Basin and low flush wc with concealed cistern. Wall mounted heated towel rail, frosted double glazed window and contemporary rectangular ceiling led strip light.

GARDEN

There is a tarmacadam driveway to the front for two/three cars providing secure off street parking with steps leading to the front door. To the rear of the property is an enclosed and large substantial rear garden and further garden area to the side with fitted security lights. There is right of access for two neighbours to get to their back gardens.

PARKING

Having off street parking for two/three cars to the front driveway.

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.

Area Map



Floor Plans



Energy Efficiency Graph

