

# HUNTERS<sup>®</sup>

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## Frances Road

Earlsheaton, Dewsbury, WF12 8JQ

Guide Price £160,000



GUIDE PRICE £160,000 - £170,000

Situated in the ever popular area of Earlsheaton is this well-proportioned two bedroom end town house benefiting from a 14ft lounge, 15ft kitchen diner, two double bedrooms and family bathroom to the first floor. The property has a garden to three sides with a detached garage which is perfect for storage, or even a workshop. 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.



## ENTRANCE LOBBY

Door to front, radiator and stairs to first floor landing and access to lounge.

## LOUNGE 11'2" x 13'9" (3.42m x 4.21m)

Double glazed window to front, wooden fireplace with inset coal gas fire with living flame with marble hearth and backplate, telephone and TV points. and fitted radiator. Door leading to

## KITCHEN DINER 14'6" x 7'1" (4.43m x 2.16m)

Fully fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink drainer with mixer tap. Four ring gas hob, electric oven and wall mounted cooker hood. Wall under stairs storage cupboard housing the house boiler, two double glazed windows to rear and side. Composite door to rear garden.

## FIRST FLOOR

Access to two double bedrooms and house bathroom

## BEDROOM 1 14'11" x 10'8" (4.55m x 3.26m)

A double bedroom with fitted radiator and double glazed window

## BEDROOM 2 7'10" x 10'6" (2.39m x 3.21m)

A double bedroom with fitted radiator and double glazed window

## HOUSE BATHROOM

A modern fitted bathroom suite, fitted with floor to wall ceramic tiled walls with panelled bath with mixer tap and wall mounted mixer shower with further rain shower attachment. Wash hand basin with mixer tap. WC, extractor fan and slim line wall mounted radiator and in double glazed frosted window.

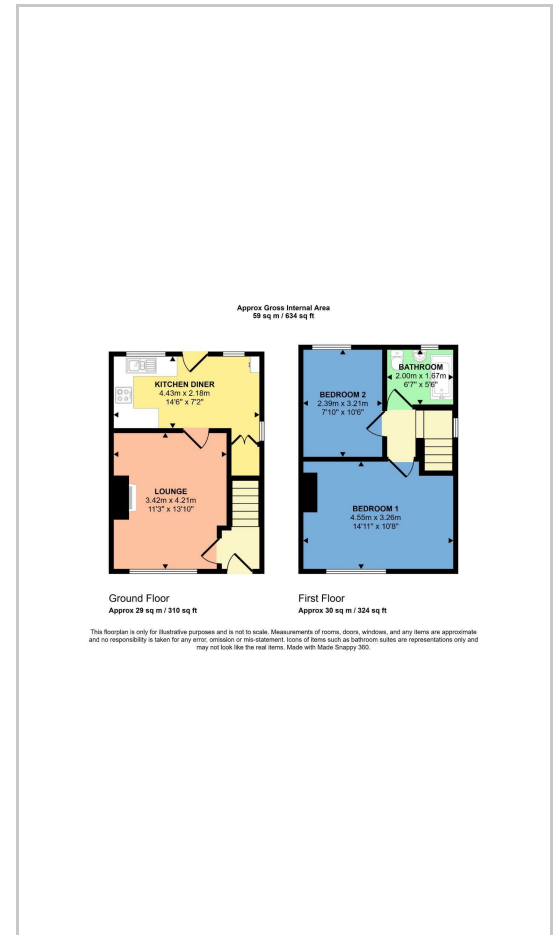
## GARDENS

Gardens to three sides of the property. To the front of the property there is a lawned area. To the side of the property there is a paved walk way and pebbled area. To the rear of the property there is a detached garage which benefits from an up and over door, power and light. Lawned and patio area perfect for relaxing on.

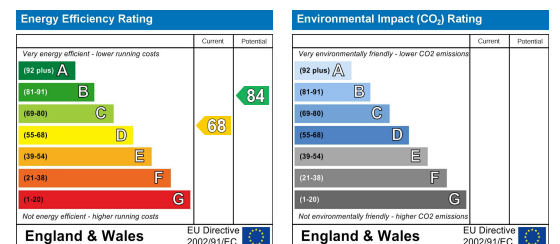
## Area Map



## 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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