

HUNTERS[®]

HERE TO GET *you* THERE



Henley Avenue

Dewsbury, WF12 0JP

Guide Price £375,000



GUIDE PRICE £375,000 - £400,000

An impressive four bedroom detached family home located in a desirable residential area of Thornhill Dewsbury. A superb, detached home boasting generous living accommodation throughout including a large living room, family room and study/office, ideal for those who work from home, a large and dining kitchen and contemporary downstairs shower room & wc and four first floor bedrooms and stunning house bathroom. To the outside there is a driveway providing good off-street parking for several vehicles and access to the garage which benefits from power light and water. To the front the garden is principally laid to lawn with mature shrubs and borders. To the rear there is a good size garden which is lawned with a paved terrace and gravelled area. This family home forms part of a cul de sac in a highly thought of development of modern executive style homes. The property located in Thornhill where there are numerous, shops, restaurants, and traditional pubs. There is also a health centre and two well thought of local primary schools. About two miles away is Ravensthorpe railways station which provides regular services to Leeds and Huddersfield



ENTRANCE

The property is entered through a porch into an attractive hallway which gives access to all ground floor rooms

LOUNGE 11'9" x 15'7" (3.60m x 4.75m)

A spacious living room which benefits from a gas fire set within a handsome fire surround with double glazed window and fitted radiator

STUDY/OFFICE 8'11" x 8'11" (2.74m x 2.72m)

There is also a study which is bright and airy with a bow shaped window and makes the ideal work from home space

FAMILY ROOM 11'7" x 10'9" (3.54m x 3.28m)

A contemporary family room which enjoys French doors to a paved terrace

DINING KITCHEN 8'11" x 20'8" (2.74m x 6.31m)

The dining kitchen has an abundance of fitted cupboards, base units, drawers and complimentary granite work surfaces. There are integrated appliances including a dishwasher and extractor unit, with gas range cooker point and fitted patio doors leading onto the rear garden,

DOWNSTAIRS BATHROOM

The ground floor shower room is fully tiled and has a three-piece suite comprising; - shower cubicle, WC and wash basin.

FIRST FLOOR

On the first floor there are four bedrooms and family bathroom, provides access to a boarded loft which offers a useful additional storage space complete with fitted light and retractable ladder.

BEDROOM 1 8'11" x 14'6" (2.74m x 4.44m)

A double bedroom with fitted wardrobes and double glazed window and radiator and has a generous walk-in storage space that offers a high degree of flexibility for a variety of different uses.

BEDROOM 2 10'10" x 14'8" (3.31m x 4.48m)

A double bedroom with fitted wardrobes and double glazed window and radiator

BEDROOM 3 10'0" x 11'10" (3.05m x 3.63m)

A double bedroom with fitted wardrobes and double glazed window and radiator

BEDROOM 4 7'1" x 8'4" (2.18m x 2.56m)

A bedroom with fitted wardrobes and double glazed window and radiator

BATHROOM

The family bathroom is fully tiled and has a modern four-piece suite comprising; - shower cubicle, bath, WC and wash basin.

GARDENS

The front garden is laid to lawn with miniature hedges to the borders, the rear garden is mainly laid to lawn with borders well stocked with established plants and bushes, the patio area provides an ideal space for entertaining family and friends over a summer BBQ

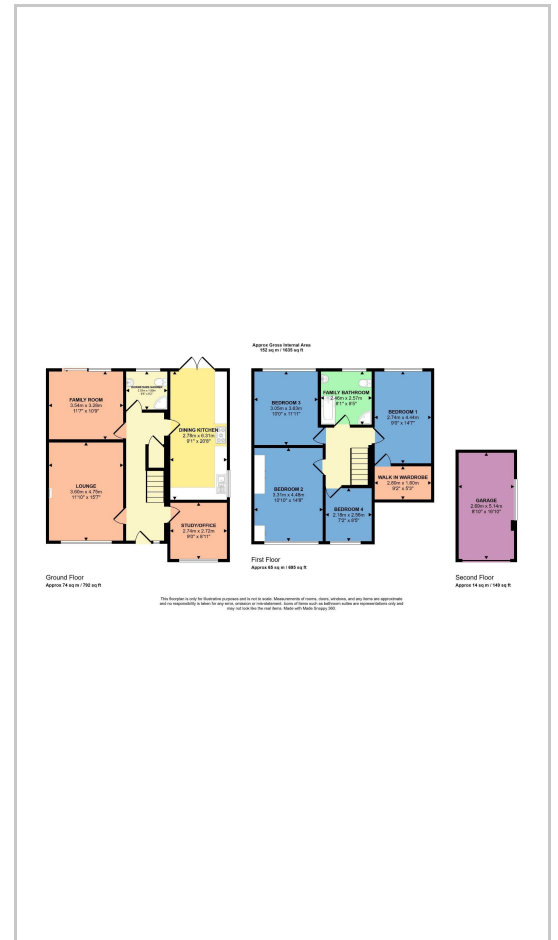
GARAGE 8'9" x 16'10" (2.69m x 5.14m)

The driveway to the side of the property offers ample off-street parking and leads to the garage which has fitted light, power and alarm system.

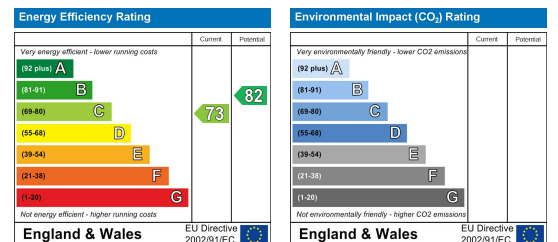
Area Map



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.