

# HUNTERS<sup>®</sup>

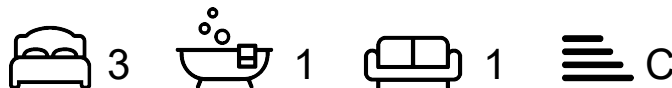
HERE TO GET *you* THERE



## Moor Park Court

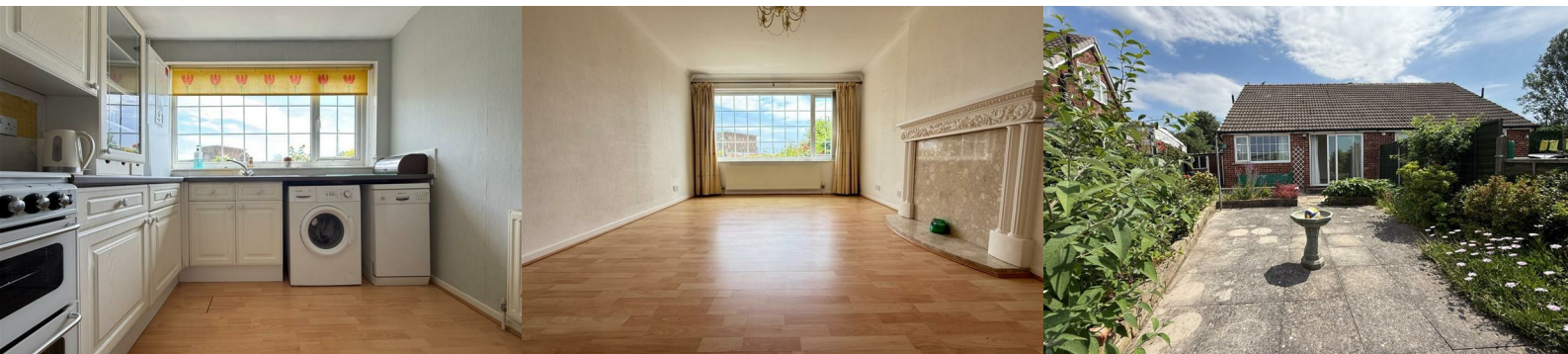
Dewsbury, WF12 7AU

Guide Price £220,000



GUIDE PRICE £220,000 - £225,000

Take a look at this deceptively spacious three-bedroom semi-detached bungalow in a popular location off Sugar Lane. This property has an abundance of family living space that many growing families would require. The property consists of an entrance, into a hallway leading to lounge, kitchen with spacious dining room (formerly bedroom 3) and bathroom, with stairs to the first floor with a useful storage and leading to two double bedrooms. The property offers secure off-street parking for several vehicles with a garage which is ideal for storage those large household items. The property has well-presented front garden and large rear enclosed garden, with patio seating area. Located close to all amenities such as schools, shops, supermarkets, and a short distance from the town centre. The motorways are only a short distance away M62(J28) and M1(J40). A property that simply must be viewed to appreciate this family home and including the large rear gardens



## HALLWAY

Entrance through double glazed front door into hallway.

## INNER HALLWAY

Hardwood door leading inner hallway with laminate flooring and access to all ground floor rooms with fitted radiator

## LOUNGE

Lounge with entrance through the Macintosh door with focal point fire surround with marble hearth and backplate, large double glazed window with laminate flooring and fitted radiator with coving to ceiling.

## KITCHEN

A good sized kitchen with ample space with floor and wall mounted units with contrasting worktops with inset sink with mixer taps and including the gas cooker, washing machine and dishwasher and free standing fridge freezer, Double glazed window to front and laminate floor and radiator and housing the main house boiler which was fitted in 2026 and has a 10 year warranty.

## DINING ROOM/BEDROOM 3

This room is currently being used as a larger dining room, but was previously used as bedroom 3 in its original layout. fitted with laminate flooring and has a double glazed window with designer William Morris fitted curtains and further sliding patio double glazed door which allows plenty of natural light into the room and access to the rear garden. Access to useful store room

## SHOWER ROOM

A modern walk in shower room with corner shower enclosure with wall mounted mixer shower over and with hand wash basin and low level WC, fitted radiator and frosted double glazed window and fully tiled floor and walls.

## LANDING

Access to two double bedrooms and having useful storage cupboards.

## BEDROOM 1

A double bedroom with fitted radiator and double glazed window.

## BEDROOM 2

A double bedroom which comes complete with fitted sliding wardrobes to one side and has double glazed window and fitted radiator.

## GARDENS

To the front of the property there is a lawn garden with flower & shrub borders aside. A paved patio seating area with a large rear garden which has a mixture of fruit plants such as blackcurrant, cherry and raspberries and blackberries and further pear and plum trees with red and white current bushes. The property has a outside tap and security lights and has access to the garage via a hardwood door.

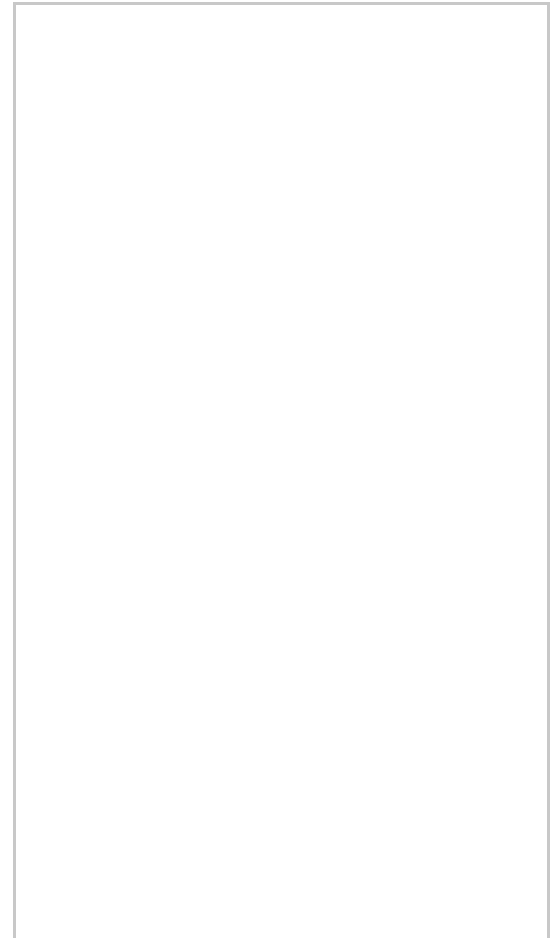
## GARAGE

Front driveway providing off road parking and leading to garage, fitted with a remote controlled roller shutter door, and provides a useful storage space for those large household appliances and has the benefit of power and light, external door leading to the rear garden.

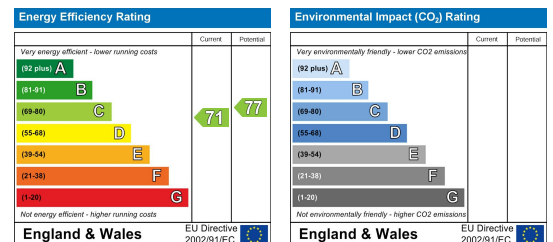
## Area Map



## 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.