

# HUNTERS<sup>®</sup>

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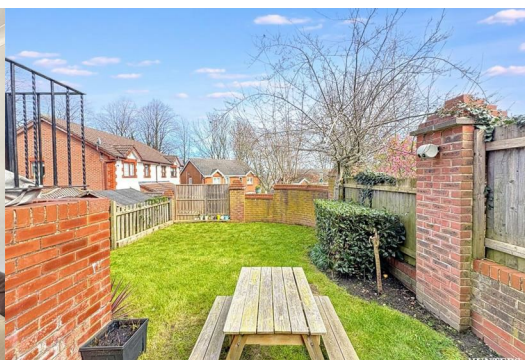
## Chadwick Crescent

Dewsbury, WF13 2JF

Offers Over £290,000



Tucked away in this no through modern development just off Oxford Road, Westborough, Dewsbury, is Oxford Park. Being well-proportioned throughout and, in our opinion, ready to move in to, this three/four bedroom detached property benefits from a lounge with further sitting room dining room, and contemporary kitchen, three bedrooms (master having en-suite facilities) and the modern family bathroom. Externally there is a driveway providing off street parking for multiple vehicles and a good-sized enclosed rear garden. Perfectly situated for access to both Dewsbury, Heckmondwike and Batley town centres, Dewsbury Hospital and local schooling and amenities are nearby. If you need to travel further afield to Huddersfield, Wakefield, Leeds and beyond then the M1/M62 motorway networks as well as the bus and train stations are also nearby.



## ENTRANCE

Through Composite door with laminate flooring, coving to the ceiling and double glazed window to the side

## SITTING ROOM 7'9" x 13'8" (2.37m x 4.19m)

Having a double glazed window to the front, designer central heating radiator and built in storage cupboards.

## LOUNGE 11'0" x 15'6" (3.37m x 4.73m)

Having a double glazed window to the front, designer central heating radiator, laminate flooring and coving to the ceiling. With floating storage cupboards and media wall with feature electric fire.

## DINING AREA 8'3" x 13'7" (2.52m x 4.15m)

With central heating radiator, laminate flooring, coving to the ceiling, fitted storage cupboards and patio door to the rear garden. Access to

## KITCHEN 10'11" x 8'2" (3.34m x 2.51m)

Having a range of high gloss fitted wall and base units with contrasting work surfaces incorporating a Belfast style sink and complementary splashback tiling, built in electric oven with gas hob and extractor hood above. With plumbing for washing machine and dishwasher, laminate flooring, spotlights to the ceiling, double glazed window and timber door to the rear.

## LANDING

Having a double glazed window to the side, central heating radiator, access to loft space and storage cupboard with central heating boiler.

## MASTER BEDROOM 12'2" x 9'10" (3.72m x 3.00m)

Having a double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes and overhead storage cupboards.. Access to:

## EN SUITE

With three piece suite comprising of: wash hand basin vanity unit, low level WC and walk in shower. Having an extractor fan, chrome towel radiator, shaver point, double glazed window to the side, complementary tiled walls and tiled flooring.

## BEDROOM 2 7'4" x 10'1" (2.26m x 3.08m)

Having a double glazed window to the front, central heating radiator, laminate flooring, fitted wardrobes and overhead storage cupboards.

## BEDROOM 3 7'7" x 7'5" (2.33m x 2.28m)

Having a double glazed window to the front, central heating radiator, laminate flooring, fitted wardrobes and overhead storage cupboards.

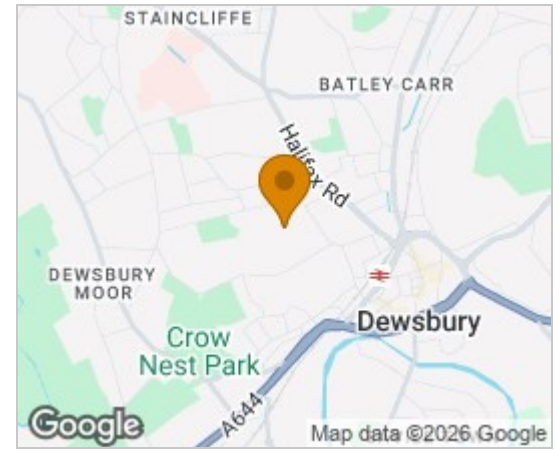
## BATHROOM

With three piece suite comprising of: wash hand basin vanity unit, low level WC and panelled bath with rainfall shower. Having an extractor fan, chrome towel radiator, bespoke storage, spotlights to the ceiling, double glazed window to the rear, complementary tiled walls and tiled flooring.

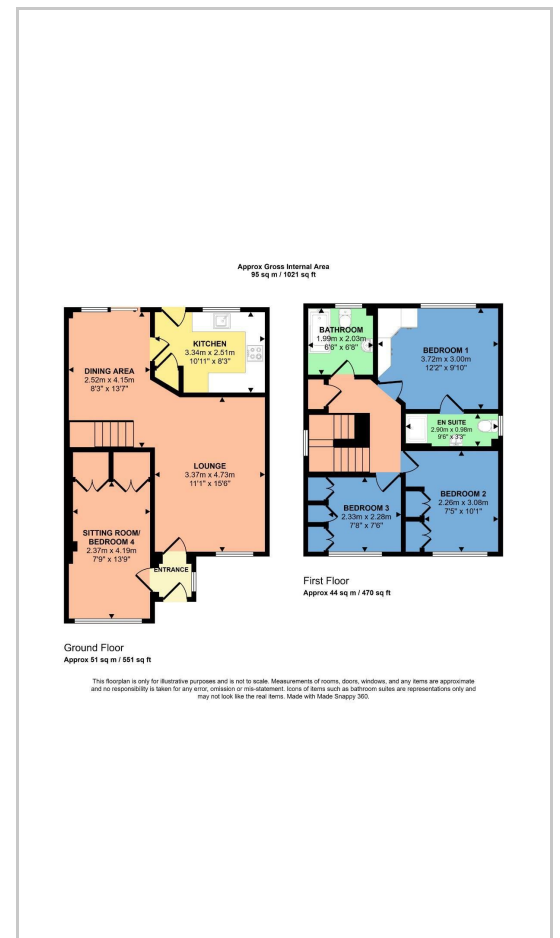
## GARDEN

There is an enclosed tiered garden to the rear with lawn and raised patio area, garden shed and gated access to the side. To the front, there is an open plan garden with a variety of plants and shrubs and driveway providing off street parking.

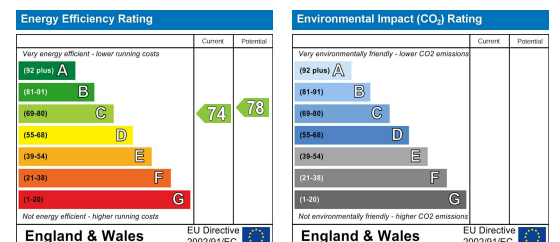
## Area Map



## 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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