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Hollins Road

Dewsbury, WF13 4RL

Guide Price £190,000

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Take a look at this contemporary four-bedroom semi-detached family home over three floors. This property is located close to both Dewsbury and Heckmondwike town centres allowing easy access to many local amenities, a great range of shops, schools, public transport links including train station and access to the motorway network ideal for those wishing to commute further afield. The accommodation is being well presented throughout briefly comprises to the ground floor, entrance, hallway downstairs cloaks, lounge, kitchen/diner with French doors opening into the rear. To the first floor are three bedrooms and family bathroom, separate landing with stairs to the master suite which benefits from a contemporary en-suite shower room and further storage to into eaves. Externally the property has a driveway to the rear providing off road parking for two cars and to the front is an enclosed garden with raised fencing and mainly lawned with paved patio seating area. An ideal home for those buyers looking to move with the minimal of expense.







HALLWAY
Walking through the front entrance door, fitted radiator and hallway with a downstairs WC with stairs to the first floor and access to the living room

LIVING ROOM 10'7" x 14'0" (3.23m x 4.29m)
The living room has a large window over looking the front of the property with fitted radiator and under stairs storage.

DINING KITCHEN 14'8" x 6'4" (4.49m x 1.94m)
A fully fitted kitchen with contrasting worktops with fitted electric hob and oven with overhead steel extractor and inset stell sink with mixer taps and wall mounted gas boiler, space for washing machine and and fridge freezer with small area for table and chairs with double glazed window and double french doors leading to the rear of the property.

DOWNSTAIRS WC
With the addition of a conveniently located Cloakroom with a modern toilet and basin suite.

FIRST FLOOR LANDING
Access to three bedroom and and family bathroom

BEDROOM 2 10'4" x 7'8" (3.16m x 2.34m)
A double bedroom with fitted radiator and double glazed window

BEDROOM 3 10'1" x 7'8" (3.08m x 2.34m)
A double bedroom with fitted radiator and double glazed window

BEDROOM 4 6'8" x 6'3" (2.04m x 1.91m)
Ideally suited for small single/cot bed or those clients who work from home and require a small workstation area, fitted radiator and double glazed window

BATHROOM
The family bathroom comprises of a modern three piece white suite with shower above the bath and fitted shower screen and also a towel radiator being fully tiled throughout with frosted double glazed window.

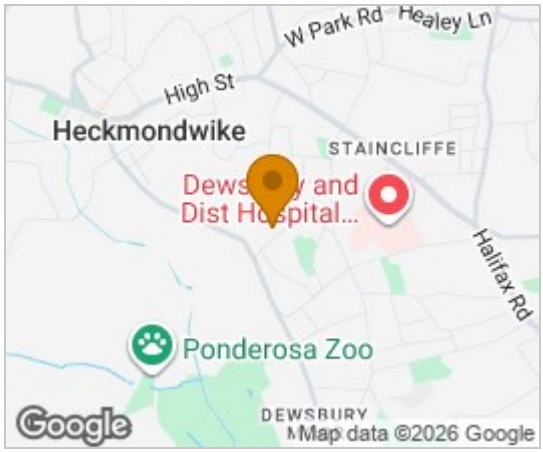
LANDING
Continuing from the first floor hallway up a further flight of stairs to the second floor.

MASTER BEDROOM 11'5" x 8'2" (3.48m x 2.49m)
The second floor is made up of completely the master bedroom which is stylish, light and airy and has the benefit of two velux style windows. Further, the room has plenty of storage space to meet any addtional storage space requirements.

EN SUITE
Comprising of a walk in shower, toilet and hand basin.

OUTSIDE
The property has a secure and private front garden which has raised timber fencing with gated access and is mainly lawned with patio seating area. The rear is mainly tarmac driveway which provides off street parking for two cars.

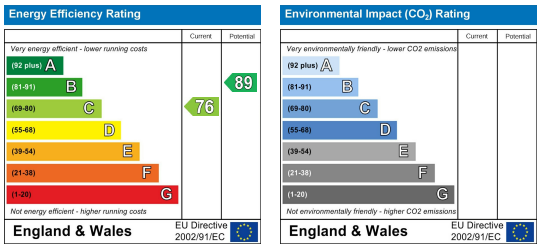
Area Map



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.
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