



## Syke Lane

Earlsheaton, Dewsbury, WF12 8HP

Guide Price £190,000



GUIDE PRICE £190,000 - £200,000

Hunters have pleasure in offering this piece of local history, a stunning period property which offers great scope and potential, yet at the same time retaining many of its original features and having gas fired central heating. An internal inspection is essential to appreciate the sheer size of the accommodation on offer, together with its south facing garden. Outside; cobbled forecourt providing off street parking to the rear, to the front; large mature garden. A stunning location creating a small piece of history in this popular village, just on the outskirts of Dewsbury town centre, within easy reach of its amenities, local train station, easy access to the motorway network and local schools. Viewing Essential.



## REAR PORCH

Providing access to rear courtyard

## LOUNGE 14'8" x 15'0" (4.49m x 4.58m )

With feature tiled fire surround, double glazed window and door and door leading on to the garden, double panel radiator.

## DINING KITCHEN 14'9" x 15'6" (4.52m x 4.73m)

A stunning family kitchen with ample range of wall and base units, contrasting worktop area, stainless steel sink unit single drainer with mixer tap unit, four ring gas hob and fitted oven with , plumbing for automatic washing machine and central heating boiler, built-in storage cupboards, steps to

## HALLWAY

With original open staircase, Lincrusta border and fitted radiator and laminate flooring,

## FIRST FLOOR

Split level stunning landing area with leaded window and single panel radiator.

## BEDROOM 1 14'1" x 15'5" (4.31m x 4.72m)

Large master bedroom with fitted wardrobes and overhead cupboards, feature fire surround and double glazed, double panel radiator.

## BEDROOM 2 8'7" x 12'9" (2.62m x 3.90m)

A double bedroom with single panel radiator and double glazed window.

## BATHROOM

Furnished with three piece suite with wash hand basin and low flush wc in back-to-wall furniture, panelled bath with electric shower over and tiling, air/cylinder cupboard, single panel radiator.

## OUTSIDE

To the front of the property is mature gardens with lawned area and well stocked borders, to the rear the property has a Right of Access leading to a cobbled forecourt area providing off street parking.

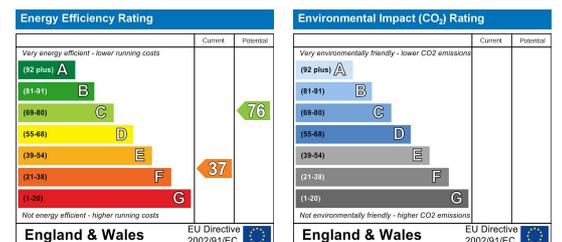
## Area Map



## 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.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL

Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>