

HUNTERS[®]

HERE TO GET *you* THERE



Walker Street

Earlsheaton, Dewsbury, WF12 8LB

Offers Over £150,000



Tucked away down a private road, this three-bedroom family home is deceptive from the roadside. This spacious home has much to offer, both internally and externally. The living accommodation briefly comprises a contemporary fitted kitchen with ample space for dining, and a reception room with a feature log burner and French doors leading into the garden. To the first floor are three bedrooms and an impressive four-piece bathroom suite. Externally, the property again has much more to offer than first meets the eye, with larger-than-expected enclosed gardens, decked seating areas, and creating a wonderful space for entertaining and play. Being located within easy access of both the town centres of Ossett and Dewsbury, you have the choice of an array of amenities, including shops, schools, restaurants, a railway station, and access to the M1 motorway network, whilst also having the Greenway walking and cycling path on your doorstep. This is a home that truly **MUST BE VIEWED TO BE APPRECIATED**, as you cannot get a true representation of what it has to offer from simply driving by. Call now to book your viewing.



ENTRANCE

Accessed through a composite double-glazed door.

BREAKFAST KITCHEN 15'0" x 8'5" (4.59m x 2.57m)

A good-sized kitchen fitted with units and a worktop above, incorporating a single sink and drainer. Integrated oven with a gas hob and extractor fan above. Space for a washing machine, a double-glazed window, a radiator, and access to the lower-level basement.

BASEMENT

Ideal for storage and benefiting from power and light.

LOUNGE 16'7" x 13'11" (5.06m x 4.25m)

A spacious family room with a focal-point feature wood-burning log fire, original wood flooring and a radiator, with French doors leading into the rear decked patio area.

FIRST FLOOR

Access to three bedrooms and a family bathroom, with laminate flooring, a double-glazed window to the side, and a fitted radiator.

BEDROOM 1 10'4" x 11'6" (3.16m x 3.52m)

A double bedroom with laminate flooring, a double-glazed window.

BEDROOM 2 10'1" x 10'8" (3.09m x 3.26m)

A double bedroom with laminate flooring, a double-glazed window, and a fitted radiator.

BEDROOM 3 6'2" x 13'11" (1.89m x 4.26m)

A single bedroom with laminate flooring, a double-glazed window, and a fitted radiator.

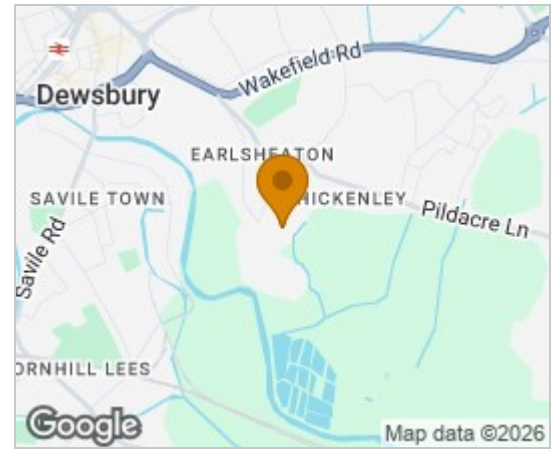
BATHROOM

The family bathroom is of generous proportions, featuring a modern four-piece suite including a panelled bath, a separate walk-in shower cubicle, and a wash hand basin, along with a chrome heated towel radiator and a double-glazed frosted window. The room has fully tiled walls and flooring.

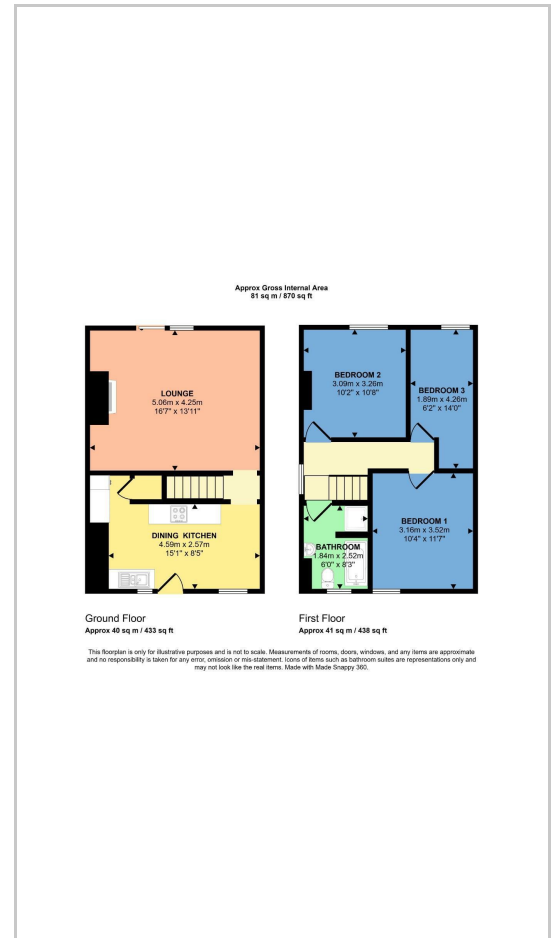
GARDENS

Externally, the property has a low-maintenance, front paved patio area and a large decked area to the rear, which leads onto the extensive rear garden. The garden overlooks the nearby popular Greenway and is ideal for walks and bike rides all the way into Ossett, providing the perfect space for relaxing or al fresco dining.

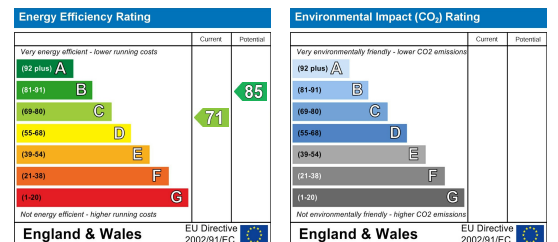
Area Map



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.