

HUNTERS®

HERE TO GET *you* THERE



Short Street

Dewsbury, WF12 8NF

Offers Over £180,000



Take a look at this contemporary three bedroom family home with a truly large master bedroom with en-suite with modern kitchen and south facing private garden. This property is located close to both Ossett and Dewsbury 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 living accommodation is deceptive from the road side and being well presented throughout briefly comprises to the ground floor, entrance, lounge, kitchen/diner with fitted modern units and utility room and French doors opening into the garden. To the first floor are two bedrooms and family bathroom with suite in white, separate landing with stairs to the master suite which benefits from a contemporary en-suite shower room and further storage. Externally the property has a driveway to the front providing off road parking for two cars and to the rear is an enclosed south facing garden with fitted astro turf lawn and paved patio seating area ideal for rest and relaxation. An ideal home for those buyers looking to move with the minimal of expense.



ENTRANCE

Entrance door to the front aspect. Central heating radiator and stairs to first floor, with laminate flooring

LOUNGE 14'11" x 10'2" (4.55m x 3.12m)

Spacious family lounge with double glazed window to the front aspect. Central heating radiator and having fitted laminate flooring.

KITCHEN DINER 13'4" x 7'10" (4.08m x 2.40m)

A range of modern fitted units with modern worktop above incorporating contemporary sink with mixer tap, brick tiled splashbacks, Integrated single electric oven with induction hob and extractor fan above. Space for fridge/freezer and plumbing for dishwasher, space for dining table and chairs and fitted with laminate flooring and central heating radiator. The kitchen also houses the newly installed boiler only fitted 12 months ago and is still under warranty.

UTILITY ROOM

Plumbing for washing machine with space above for storage. Central heating radiator.

LANDING

Built in storage and central heating radiator. Fitted laminate flooring, door to further landing which has stairs to the master suite. double glazed window to the front aspect.

BEDROOM TWO 13'6" x 8'0" (4.14m x 2.45m)

A doubl bedroom with double glazed window to the rear and central heating radiator and laminate flooring.

BEDROOM 3 8'5" x 6'9" (2.58m x 2.07m)

A single bedroom with double glazed window to the front aspect. Central heating radiator and having laminate flooring.

BATHROOM

Stepping into this good sized shower cubicle, with overhead mixer shower with rain shower attachment, modern WC and circular wash hand basin with modern mixer tap with vanity storage units and fully ceramic tiled floor and heated towel radiator, and ceiling spot lights. (No Window)

STAIRS TO SECOND FLOOR

Staircase leading to second floor

MASTER BEDROOM 17'10" x 13'6" (5.45m x 4.12m)

A double bedroom with double glazed window to the front aspect, central heating radiator and fitted laminate flooring. Loft access. Door leading to en suite and storage/wardrobes

EN SUITE

Velux double glazed window to the rear aspect. Three piece white suite comprising P shaped bath with fitted shower screen with wall mounted thermostatic mixer shower and fully tiled brick effect ceramic tiled walls and tiled floor. Central heating radiator and extractor fan

FITTED STORAGE/WARDROBES

Complete with hanging rail and storage cupboard.

GARDEN

The property has a small garden to the front and the rear is a south facing garden being fenced and enclosed with paved patio seating area ideal for outdoor dining/relaxation. Low maintenance AstroTurf lawn, raised flower beds, timber storage shed and gated access to the rear.

PARKING

To the front of the property is a driveway providing off road parking for two cars

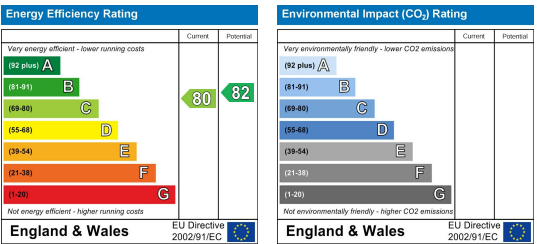
Area Map



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. **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.