



Lees Hall Road

Dewsbury, WF12 9HF

Price Guide £170,000



GUIDE PRICE £170,000 - £180,000

Hunters are pleased to offer this absolutely stunning and spacious two-bedroom mid-terrace property, located in a popular part of Dewsbury. No expense spared is evident throughout, with its tasteful and modern décor. Offering generous living space, the property briefly comprises: a hallway, a lounge, a dining kitchen, two double bedrooms, and a four-piece family bathroom. The property also benefits from a cellar, ideal for storage. Benefiting from double glazing and gas central heating throughout, along with front and rear gardens allowing for off-street parking, this property boasts stunning scenic views to the rear. Within walking distance of many local amenities and offering excellent commuter access to neighbouring towns, this property genuinely deserves an internal inspection to fully appreciate what is on offer.



HALLWAY

Enter through the double-glazed door into the hallway, complete with a radiator, stairs leading to the first-floor accommodation, and two internal doors leading to the lounge and kitchen/dining room.

LOUNGE 11'11" x 12'0" (3.64m x 3.68m)

Spacious family room with a focal-point modern gas surround featuring an inset electric heater, a double-glazed window facing the front elevation, a gas central-heated radiator, and a ceiling light.

DINING KITCHEN 15'6" x 14'6" (4.74m x 4.44m)

The stunning and deceptively spacious kitchen/dining area features laminate flooring, a gas central-heated radiator, a double-glazed window, and a door facing and leading out to the rear of the property, a ceiling light, and an internal door leading down to the cellar. The kitchen itself benefits from part wall tiling, modern wall and base units, a fitted oven and five-ring gas hob with a stainless-steel extractor above, complementary worktops, a modern bowl sink with mixer taps, plumbing for a washing machine, and ample space for a dining table, chairs, and a large fridge freezer.

CELLAR

Ideal for storage.

LANDING

Access to two double bedrooms and access to family bathroom.

BEDROOM 1 13'11" x 11'10" (4.25m x 3.61m)

A large double bedroom with fitted wardrobes to one side, a double-glazed window, and a fitted radiator.

BEDROOM 2 7'10" x 15'8" (2.40m x 4.80m)

Another double bedroom with fitted wardrobes and double glazed window and fitted radiator.

FAMILY BATHROOM

Offering a traditional yet contemporary look, the family bathroom benefits from wall-to-floor tiling, a large chrome heated towel radiator, ceiling spotlights, and a frosted double-glazed window. The bathroom features a four-piece white suite, comprising: a low-flush WC, a pedestal sink with vanity storage drawers, a panelled bath with mixer taps, and a separate walk-in shower cubicle with a wall-mounted mixer shower and overhead shower.

GARDEN

To the front of the property, access is via gated entry, and the area is mainly low maintenance with steps leading up to the main door. The rear garden is also enclosed, with a part artificial lawned area and mainly block-paved, allowing off-street parking and benefiting from scenic views to the rear. The property also benefits from being extended, similar to neighbouring properties, subject to planning.

LEASEHOLD INFORMATION

TERM 999 YEARS

STARTED FROM 01/07/1911

YEARS REMAINING 884

ANNUAL GROUND RENT CIRCA £5.00

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

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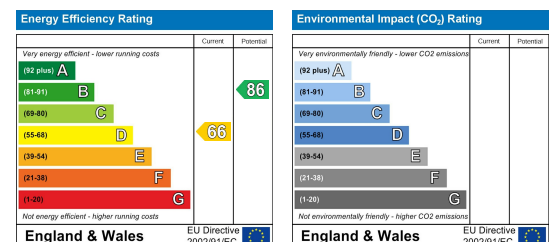
Area Map



Floor Plans



Energy Efficiency Graph



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