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HERE TO GET *you* THERE



Frances Road

Earlsheaton, Dewsbury, WF12 8JG

Offers Over £155,000

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A two-bedroom mid terrace in the popular area of Earlsheaton. Comprising: lounge, kitchen, two bedrooms and new fitted bathroom 2026. Parking to front and garden with useful rear patio with added enclosure leading to the rear garden. The property is well placed for local amenities including shops and well regarded schools, bus routes are nearby and access to the M1 motorway network is approximately a ten-minute drive away. Offering further potential to extend to the rear, subject to the necessary consents, this is an ideal opportunity for the first time buyer, young working couple or even those looking to downsize and an early viewing comes highly recommended to avoid disappointment.







ENTRANCE

LOUNGE 13'11" x 12'0" (4.26m x 3.67m)
A spacious family room with fitted radiator, TV and telephone point. Double glazed window to front.

DINING KITCHEN 14'11" x 7'3" (4.57m x 2.23m)
Fitted kitchen with wall and base units with complementary work surfaces, 1 1/2 bowl sink and drainer and part tiled splash backs. Plumbing for washing machine, central heating boiler, pantry storage and radiator. Double glazed window to rear and door to garden.

FIRST FLOOR

BEDROOM 1 15'1" x 11'0" (4.60m x 3.36m)
Double glazed window and radiator.

BEDROOM 2 10'7" x 8'2" (3.24m x 2.49m)
Double glazed window and radiator.

BATHROOM
A new bathroom installed in 2026, this three piece suite comprising bath with mixer taps and shower over, wash hand basin and low level wc. Part tiled walls, radiator and double glazed window to rear.

OUTSIDE
Dropped kerb to the front leading to a drive. To the rear is garden which is part patio with useful large corrugated metal roof for added privacy and an enclosed part lawned garden.

Kitchen 14' 11" x 7' 3" (4.55m x 2.21m)
Fitted kitchen with a range of wall and base units, complementary worksurfaces and splash back tiling. Sink with drainer, space for free standing oven and hob. Washing machine and understairs wall mounted boiler. Two double glazed window to rear and door leading to conservatory.

Conservatory
Of brick and window construction. Windows to side and door leading to garden. Two wall lights and laminate flooring.

First Floor Accommodation
Doors to first floor accommodation.

Bedroom One 11' 7" From Wardrobe x 11' 7" (3.53m From Wardrobe x 3.53m)
Double glazed Upvc window to front. Built in wardrobes and gas central heating radiator.

Bedroom Two 10' x 8' (3.05m x 2.44m)
Double glazed Upvc window to rear and gas central heating radiator.

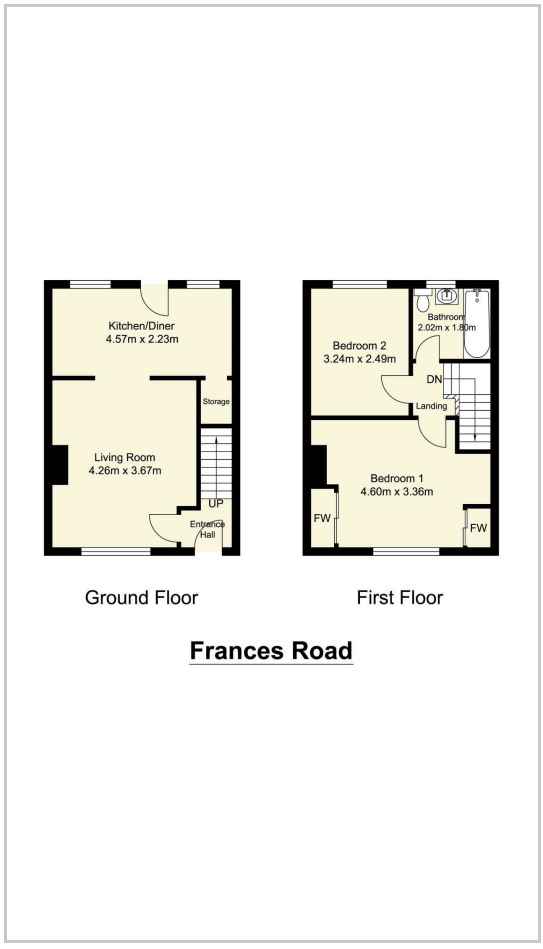
Family Bathroom
Bath with mixer tap and wall shower over. Vanity wash hand basin with mixer tap, WC and fully tiled walls. Laminate flooring.

Exterior
To the front of the property there is a small garden area. There is a tarmac driveway providing off street parking for multiple vehicles leading to the detached garage. To the rear of the property there is a southerly east facing garden with lawned area, decked area and pebbled feature. Including shed.

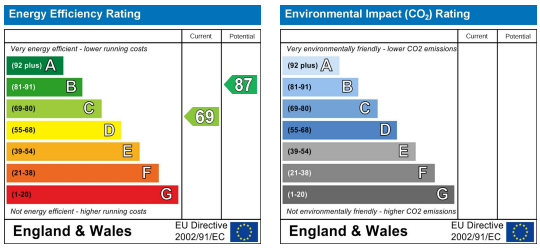
Area Map



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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32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL
Tel: 01924 663222 Email: dewsbury@hunters.com https://www.hunters.com