

# HUNTERS®

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## Spen View

Dewsbury Moor, Dewsbury, WF13 3PZ

Offers In The Region Of £259,950



Hunters are delighted to present this well-presented three bedroom detached family home, located on a popular residential development and close to Dewsbury Moor. The property offers spacious accommodation across two floors, making it an excellent choice for families, professional couples or those seeking a comfortable long-term home. Upon arrival, the property is set back with a well-maintained front garden featuring artificial lawn, along with a block-paved driveway providing off-road parking and access to the detached garage. Internally, the ground floor comprises of the entrance hall, cloakroom WC, the main lounge, an open dining area and a modern fitted kitchen, which in turn leads through to a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms, including the master bedroom with en-suite shower room, alongside a contemporary family bathroom. Externally, the enclosed rear garden is mainly laid to lawn offering a pleasant and low-maintenance outdoor space ideal for relaxing or entertaining. Positioned close to local amenities, schools and transport links, this attractive home must be viewed to fully appreciate the space and quality on offer.



ENTRANCE HALL

Accessed via a uPVC front door, the entrance hall features laminate flooring, radiator, access to the downstairs W/C, with stairs rising to the first floor.

CLOAKROOM W/C

Located downstairs, this convenient W/C contains a sink, toilet, small radiator and a small window above the toilet to allow for ventilation and natural light

LOUNGE 15'10" x 11'11" (4.85 x 3.65)

the reception room contains a double-glazed window to the front, laminate flooring and radiator. Also contains a feature fireplace with marble inlay, hearth and decorative wooden surround housing a coal-effect gas fire. Archway through to the dining area.

DINING AREA 10'2" x 7'1" (3.11 x 2.17)

Open from the lounge, the dining area benefits from laminate flooring, radiator, coving to the ceiling and double-glazed patio doors leading into the conservatory.

KITCHEN 10'2" x 7'11" (3.11 x 2.43)

Fitted with a range of wall and base units complemented by coordinating work surfaces. Features include a stainless-steel 1½ bowl sink with drainer, electric oven, gas hob with extractor hood, plumbing for a washing machine, space for additional appliances and a wall-mounted central heating boiler. Finished with spotlights to the ceiling, radiator, built-in storage cupboard, double-glazed window to the rear and a double-glazed door to the side.

CONSERVATORY 9'6" x 6'6" (2.91 x 2)

Constructed of uPVC with double-glazed windows to the side and rear, pitched roof and tiled flooring. French doors open directly onto the rear garden, making this an ideal additional reception space. space for a seating area and other appliances

LANDING

With a double-glazed window to the side, radiator, airing cupboard and access to a fully boarded loft with power and lighting via ladder.

BEDROOM ONE 12'0" x 9'10" (3.68 x 3.02)

A well-proportioned principal double bedroom featuring a double-glazed window to the front, radiator and coving to the ceiling. this room also contains an en-suite shower room. this comprises of a floating wash hand basin and shower cubicle with wall-mounted shower. Fully tiled walls and floor, spotlights to the ceiling, extractor fan and a double-glazed window to the front.

BEDROOM TWO 10'2" x 8'6" (3.12 x 2.60)

another double bedroom, has a double-glazed window overlooking the rear garden, radiator and coving to the ceiling.

BEDROOM THREE 7'3" x 6'5" (2.22 x 1.97)

A further bedroom with double-glazed window to the rear, radiator, and space for a single bed or office setup

BATHROOM 8'6" x 5'8" (2.6 x 1.74)

Fitted with a three-piece suite comprising WC, vanity wash hand basin with mixer tap and panelled bath with mixer taps and shower attachment. Tiled walls, chrome heated towel rail, laminate wood flooring and a double-glazed window to the side.

REAR GARDEN

this low maintenance garden has plenty of lawn space for garden items such as a trampoline and an outdoor seating area. an ideal space for summer BBQs and get togethers. the stone path also leads to the detached garage and there is access to the property via the conservatory door.

DETACHED GARAGE 16'9" x 7'8" (5.13 x 2.36)

This large detached garage compromises of an up-and-over door, power and lighting, plus a personal door to the side. ideal for storage or an extra off street parking space as well as the driveway

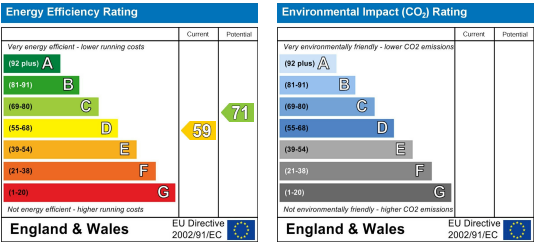
Area Map



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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