

# HUNTERS®

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## Windsor Road

Dewsbury, WF12 7RE

Guide Price £250,000



Guide Price £250,000 - £260,000

Situated in the ever-popular location of Shaw Cross, Dewsbury, is this recently built (December 2022), immaculately presented two-bedroom semi-detached property with a show-home feel throughout. We believe this family home would be perfect for a first-time buyer or a small, growing family. The property is ideally situated just a five-minute drive from Ossett Town Centre, the M1 (J40) motorway, and a range of local amenities. The property benefits from a 14ft lounge, a modern 13ft kitchen diner with a centre island and further breakfast seating area, integrated appliances including a fridge, freezer, washing machine and further dishwasher and french doors leading to the rear garden. There is also a handy ground-floor WC, a modern family bathroom, and two generous double bedrooms. Outside, there is an enclosed rear garden with patio seating and an artificial lawn area to relax or entertain. The property also benefits from two allocated parking spaces directly outside the property, along with an EV charging point. Being perfectly placed for local amenities, Dewsbury, Batley, and Ossett town centres, schooling, public transport, and the M1 and M62 motorway networks are nearby for travelling to Morley, Wakefield, Leeds, and beyond. View this stunning and contemporary home to avoid disappointment. The property also benefits from the remainder of the 10-year NHBC warranty guarantee.



## ENTRANCE

Through a composite double-glazed door into an ideal space for coats and shoes, with a door leading to the lounge.

## LOBBY

Ideal space for coats and shoes, with a door leading to the lounge and a fitted radiator.

## LOUNGE 13'0" x 14'9" (3.98m x 4.52m)

Offering a seamless and versatile living space, the lounge features an oak slatted wall panel with a media wall, TV points, and a further concealed door which leads to the dining kitchen, adding a touch of charm to the room. A double-glazed window fills the room with natural light, while a fitted radiator and open staircase lead to the first floor.

## DINING KITCHEN 12'9" x 13'1" (3.90m x 3.99m)

The kitchen is fitted with a range of modern base and eye-level units, complemented by contemporary worktop surfaces and splashback tiling. It includes a four-ring induction hob with an extractor hood above, an integrated single electric oven, integrated washing machine, dishwasher, and fridge freezer, and a modern black sink and drainer with a mixer tap. The kitchen also benefits from a centre island with seating and a bespoke seating area, ideal for an early morning coffee/tea or quiet contemplation. Under-counter spot lighting enhances the ambience of the room, while a radiator ensures a comfortable temperature. French doors lead to the rear garden.

## DOWNSTAIRS WC

Fitted with a low level WC and hand wash basin and being part tiled.

## STOREROOM

Ideal place for storage for household items.

## FIRST FLOOR

Access to two double bedrooms and house bathroom

## BEDROOM 1 12'9" x 13'3" (3.89m x 4.04m)

This generous-sized double bedroom has space for a king-sized bed, fitted floor-to-wall wardrobes, and a further dressing area. This would be a perfect master bedroom for anyone looking for ample space. There is also a large window to the side, allowing plenty of natural light, and a radiator underneath the window to keep the room warm and cosy.

## BEDROOM 2 12'11" x 11'1" (3.96m x 3.39m)

Another double bedroom, currently used as an office, this room could also be used as a second bedroom with space for a double bed and additional furniture such as a wardrobe. The room is complete with a radiator, a large double-glazed window, and a door leading to additional storage space.

## BATHROOM

The modern bathroom contains a fitted panelled bath with a wall-mounted thermostatic shower and fitted shower screen, a hand wash basin with mixer taps, a wall-mounted mirror with LED lighting, and a toilet. There is also space for toiletries behind the bathtub and above the toilet. The bathroom is partially ceramic tiled and benefits from a fitted radiator, ceiling spotlights, and a ceiling extractor fan.

## EXTERIOR

Directly outside the kitchen, the garden is currently split into a paved stone area as well as fitted artificial lawn, with a section for seasonal plants and flowers. The garden also benefits from outside lighting and a fitted water tap. The rear garden has a raised fencing, providing ample privacy from surrounding properties, and also benefits from gated access leading to the side of the property.

## ADDITIONAL INFORMATION

The development site service charge is still to be confirmed

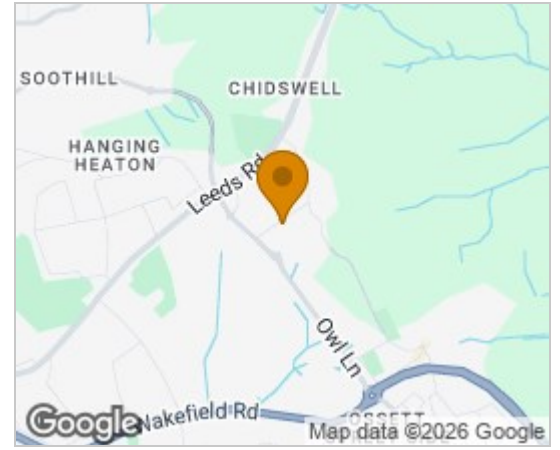
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

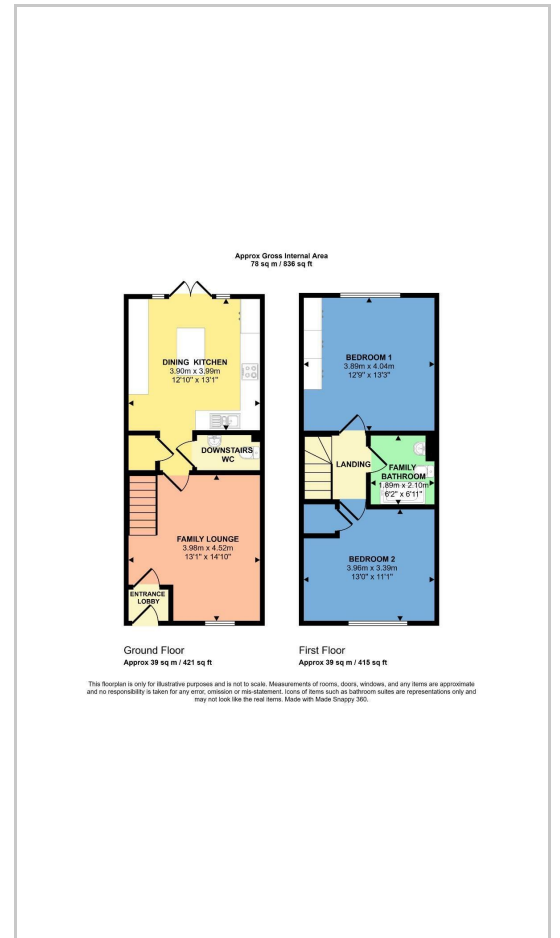
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## Area Map



## Floor Plans



## Energy Efficiency Graph

