HUNTERS®

HERE TO GET *you* THERE



Coney Walk

Dewsbury, WF13 3SS

Offers Over £150,000

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Situated on an elevated cul de sac with far reaching views over Spen Valley Greenway. The accommodation comprises entrance lounge with open staircase to first floor, dining room and fitted kitchen. A spacious first floor landing provides access to three bedrooms and the house bathroom. The rear garden is enclosed with patio seating and rear and side garden with allocated off street parking. Well, placed for local amenities including shops and schools, there are also local bus routes nearby. An early viewing comes recommended to avoid any disappointment.







ENTRANCE
Double glazed door with access into the lounge

LIVING 17'10" x 13'10" (5.457m x 4.23m)
Having a feature wall mounted electric heater and double glazed windows to the front, central heating radiator, and archway through into the dining room. Staircase to the first floor landing.

DINING ROOM 9'10" x 9'10" (3.02m x 3.00m)
Having laminate flooring and double glazed french doors leading to the rear garden , central heating radiator and an archway into the kitchen.

KITCHEN 13'2" x 7'10" (4.02m x 2.40m)
Range of fitted wall and base units, plumbing for a washing machine, integrated oven and four ring gas hob with extractor hood over. Tiled splash back, stainless steel sink with mixer tap, double glazed window to the rear, door leading under stairs storage.

FIRST FLOOR LANDING
Spacious landing with doors leading to three bedrooms and the house bathroom

BEDROOM 1 13'7" x 9'10" (4.16m x 3.01m)
A double bedroom with central heating radiator and double glazed window

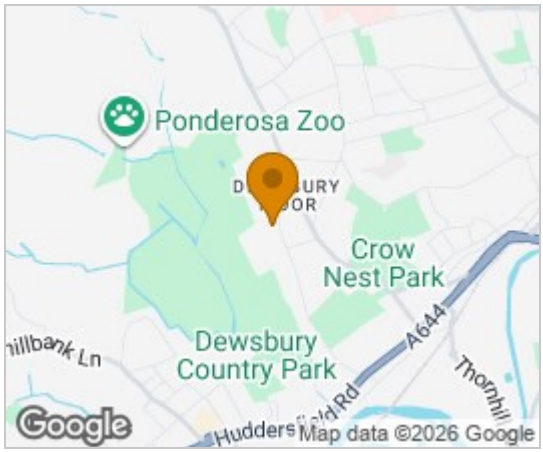
BEDROOM 2 10'4" x 9'8" (3.17m x 2.96m)
A double bedroom with central heating radiator and double glazed window

BEDROOM 3 9'5" x 7'10" (2.88m x 2.40m)
A good sized bedroom with central heating radiator and double glazed window

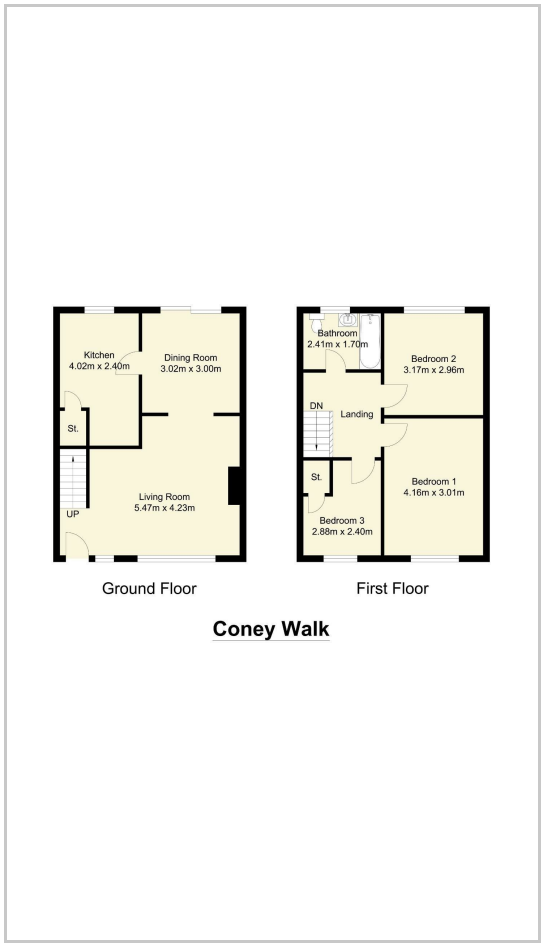
BATHROOM
Modern fitted white three piece suite comprising low flush w.c. pedestal wash basin and panelled bath with newly installed wall mounted electric shower over with fitted shower screen . Part tiled walls, central heating radiator and frosted double glazed frosted window to the rear.

GARDEN
Steps leading to the front entrance door. To the rear there is a garden comprising of patio seating area with rear garden and access to the leading up the raised patio area and surrounded by wooden fencing and provided access onto Low Road. The property also benefits from allocated off street parking to the side.

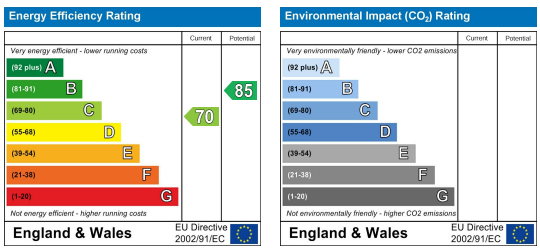
Area Map



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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