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# Ullswater Close

## Dewsbury, WF12 7PN

## Fixed Asking Price £330,000

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An excellent opportunity to purchase this extended and spacious four bedroom detached property situated on a commanding position at the head of a cul-de-sac benefitting from two good sized family rooms and conservatory, ample driveway for secure off street parking with integral garage and secure and private landscaped rear garden with decked seating and patio areas The property briefly comprises of the entrance hall, living room, downstairs w.c., sitting room, conservatory and kitchen. The first floor landing leads to four bedrooms (one with en suite shower room) and main house bathroom. Outside to the front, a driveway provides ample off road parking for four vehicles leading to the single integral garage. To the rear is an enclosed landscaped garden with artificial lawn, paved pathways and timber patio area, perfect for al fresco dining. The property is ideally placed for all local shops and amenities that both Dewsbury and Ossett has to offer. It is well placed for the motorway network for those looking to commute further afield.







ENTRANCE
Composite double glazed door front with frosted side panels, laminate flooring, staircase leading to the first floor landing, radiator, coving to the ceiling, understairs storage cupboard and doors to the downstairs w.c.,living room and kitchen and sitting room

WC
Laminate flooring, low flush w.c. and pedestal wash basin with mixer tap.

LIVING ROOM 10'10" x 13'9" (3.32m x 4.21m)
Coving to the ceiling, double glazed bay window overlooking the front aspect, designer radiator, multi fuel cast iron burner inset onto a slate hearth with solid wooden mantle.

SITTING ROOM 14'2" x 9'10" (4.32m x 3.00m)
Laminate flooring, two contemporary radiators, coving to the ceiling, timber bi-folding doors leading to the conservatory, multi fuel cast iron burner inset onto a slate hearth with solid wooden mantle. Feature archway leading into the open plan kitchen.

CONSERVATORY 8'0" x 9'9" (2.45m x 2.98m)
Laminate flooring, contemporary radiator, double glazed windows and double glazed door leading to the rear garden.

KITCHEN
Range of wall and base units with laminate work surface over, central island with 1 1/2 sink and drainer with swan neck mixer tap, Range cooker point with five gas burner and cooker hood. Integrated fridge/freezer, space and plumbing for a washing machine. Composite double glazed door to rear entrance door, double glazed window and coving to the ceiling.

LANDING
Access to four family bedrooms and family bathroom, with loft access with bi-folding wooden staircase ladder, fitted radiator and coving to ceiling

BEDROOM 1 10'4" x 14'7" (3.15m x 4.45m)
A double bedroom with coving to the ceiling, double glazed bay window and radiator.

BEDROOM 2 12'2" x 9'4" (3.73m x 2.87)
A double bedroom with double glazed window radiator

BEDROOM 3 10'3" x 6'0" (3.13m x 1.85m)
A double glazed window and radiator and door providing access to the en suite shower room

EN SUITE
Modern three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and pedestal wash basin with mixer tap. double glazed frosted window overlooking the rear elevation, inset spotlights and chrome ladder style radiator.

BEDROOM 4
A double glazed window radiator and bi-folding door providing access to bult in wardrobe.

BATHROOM
Modern three piece suite comprising low flush w.c., wall hung wash basin with mixer tap and panelled bath with centralised mixer tap and pull out shower attachment. Chrome ladder style radiator, inset spotlights and double glazed frosted window overlooking the rear elevation.

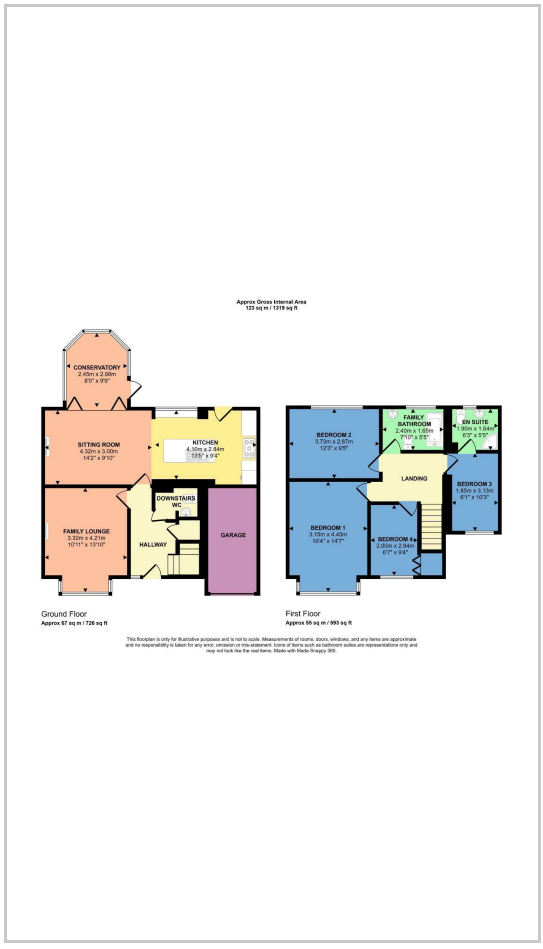
GARDENS
To the front of the property is a brick paved double driveway providing ample off road parking for four vehicles with electric car charging point To the rear is an stunning family garden which has been landscaped to ensure all the outside space is fully utilised and includes an artificially lawned garden with patio seating area, perfect for outdoor dining and entertaining friends and family in the summer months. The rear garden is surrounded by timber fencing and provides a safe and secure open space with ample privacy. The rear garden has stone paved pathways, aluminium shed and timber patio area.

GARAGE
Having an up and over door with power and light and provides a usual storage space

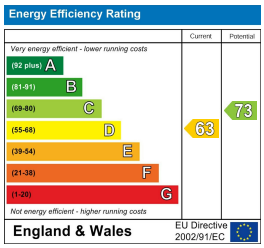
## Area Map

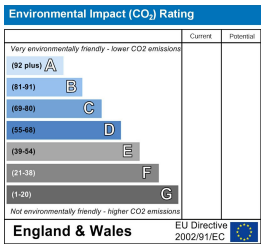



## Floor Plans




## 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