

HUNTERS®

HERE TO GET *you* THERE



Ennerdale Road

Dewsbury, WF12 7NQ

Guide Price £300,000



GUIDE PRICE £300,000 -£325,000

Situated on this popular turning on 'The Lakes' in Hanging Heaton is this extended, detached family home. Benefiting from a spacious lounge, a 17ft kitchen, a 16ft dining/sitting room, and a ground floor WC. There are three bedrooms and a family bathroom. Externally, the property offers a driveway and a well-tended, south-facing rear garden, perfect for relaxing or entertaining, and boasting a stunning garden room. This is ideal for clients who enjoy entertaining family and friends, or for those who work from home and require additional space away from the main residence. The property is close to all local amenities and schooling, whilst motorway networks are just a short drive away for those wishing to travel further afield. If you are looking for, in our opinion, a ready-made, well-proportioned property in a great location, viewing is highly recommended to avoid disappointment.



ENTRANCE

Entrance through a double-glazed front door, with stairs leading to the first floor, two fitted radiators, and laminate flooring.

LOUNGE

A good-sized family lounge with a large bay window allowing ample natural light into the room, laminate flooring, and a fitted radiator.

INNER HALLWAY

An ideal place for the storage of jackets and shoes, with laminate flooring.

DOWNSTAIRS WC

An ideal place for the storage of jackets and shoes, with laminate flooring.

KITCHEN

Fitted kitchen with a range of wall and base units, complementary quartz work surfaces, and tiled splashbacks. Inset sink with mixer tap, space for a range cooker, and a wall-mounted cooker hood. Plumbing for a dishwasher and washing machine, space for an American-style fridge freezer, two double-glazed windows, and fitted laminate flooring.

OPEN PLAN DINING SITTING ROOM

An ideal open space for the family to rest and relax, with the added benefit of bi-folding doors leading to the garden. Fitted with laminate flooring, two double radiators, and roof windows.

LANDING

Access to three bedrooms, with a double-glazed window to the side, a fitted radiator, and access to an airing cupboard housing the boiler. Loft access (not inspected).

BEDROOM 1

A bright and spacious double bedroom with a double-glazed bay window and a fitted radiator.

BEDROOM 2

A spacious double bedroom with a double-glazed window and a fitted radiator.

BEDROOM 3

A good-sized bedroom, currently used as a dressing room/office.

FAMILY BATHROOM

An incredibly spacious family bathroom fitted with a four-piece white suite, consisting of a corner bath, a large walk-in shower cubicle, a wash hand basin, and a low-level WC. The room also benefits from a large chrome heated towel radiator, fully ceramic tiled walls with a centre mosaic, and fully tiled flooring. Two double-glazed frosted windows allow ample natural light into the room.

OUTSIDE

To the front of the property, there is a driveway providing off-street parking for multiple vehicles. The enclosed rear garden has lawned and patio areas, perfect for entertaining or relaxing.

GARDEN ROOM

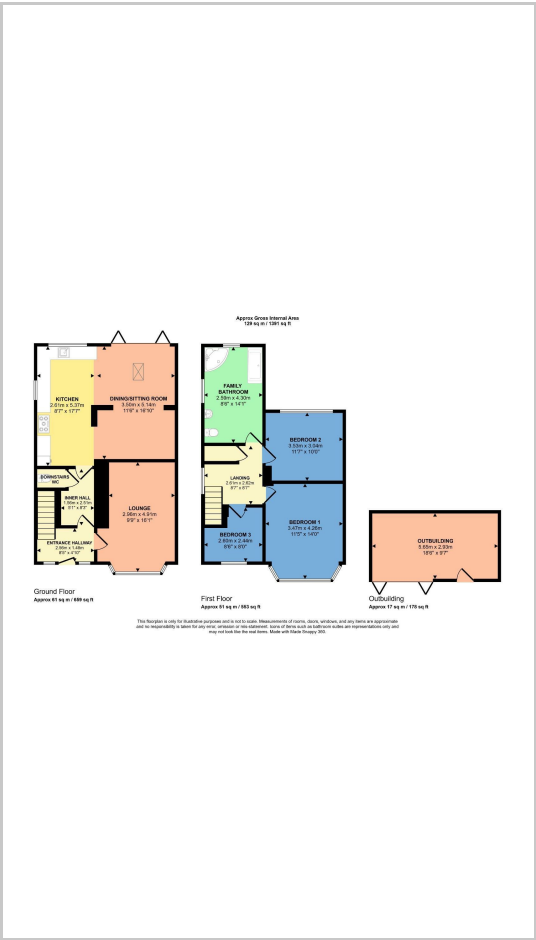
There is also a wonderful garden room which offers a variety of uses, such as a games room or bar, or an ideal space for those who work from home and require additional office space away from the main residence.

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.

Area Map



Floor Plans



Energy Efficiency Graph

