



Bywell Road

Dewsbury, WF12 7JT

Guide Price £210,000



GUIDE PRICE £210,000 - £215,000

Hunters are delighted to bring to the market this three bedroom end terrace family home located in a desirable residential location, just a short distance from the town centre of Dewsbury. An internal viewing is highly recommended to appreciate what the accommodation has to offer and would be ideal for first time buyers or a growing family looking to move with the minimum of expense. It briefly comprises of a lounge, stunning fitted open plan kitchen/diner. In addition the property has outside patio seating area and enclosed lawned garden seating area ideal for rest and relaxation & 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. Having a shared driveway leading off street parking to the rear.

LEASEHOLD PROPERTY - 999 YEARS - TERM REMAINING 963 YEARS - Cost £2.40per annum



HALLWAY

Access through composite double glazed door into hallway, stairs to first floor and radiator and laminate flooring. Useful under stairs storage housing the house boiler.

LOUNGE 11'2" x 12'3" (3.41m x 3.74m)

A good sized family room with plenty of natural light from the large bay double glazed window, having a wall mounted electric gas fire and fitted radiator

OPEN PLAN KITCHEN DINER 16'10" x 22'8" (5.15m x 6.93m)

The kitchen/diner is a stunning kitchen with offers a selection of pan, wall and base units including a fitted double oven and integrated dishwasher and washing machine, the kitchen is finished with contrasting worktops with brick effect tiling with inset sink with mixer taps and double glazed window to the rear and side and double glazed patio doors to the rear.

LANDING

Providing access to three bedrooms and family bathroom, with PVC double glazed window. Loft space (Not inspected)

BEDROOM 1 11'4" x 13'3" (3.46m x 4.06m)

The master bedroom is a spacious double room with a gas central heated radiator and a double glazed window.

BEDROOM 2 11'4" x 9'10" (3.46m x 3.00m)

Another double bedroom with gas central heated radiator and a double glazed window and laminate flooring.

BEDROOM 3 5'10" x 6'5" (1.80m x 1.96m)

A bedroom which will accomodate a single bed, having a double glazed window and fitted radiator and laminate flooring.

SHOWER ROOM

The bathroom offers a white modern three piece suite comprising of a WC, hand wash basin with fitted mixer taps and corner shower enclosure with fitted overhead mixer shower It benefits from having fully tiled tiled walls and flooring, spot lights to ceiling and fitted extractor and double glazed frosted window and heated chrome towel radiator.

GARDENS

There is a paved area to the front with a mixture of seasonal plants and shrubs, the rear has a pedestrian right of access and then leads onto a pleasant family friendly lawned garden to the rear with a with further patio seating area to the rear.

GARDEN ROOM 15'8" x 7'9" (4.80m x 2.38m)

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.

PARKING

Having on street parking to the front with a shared driveway to the side leading to secure off street parking for a single car.

LEASEHOLD INFORMATION

TERM 999 YEARS

TERM REMAINING - 963 YEARS

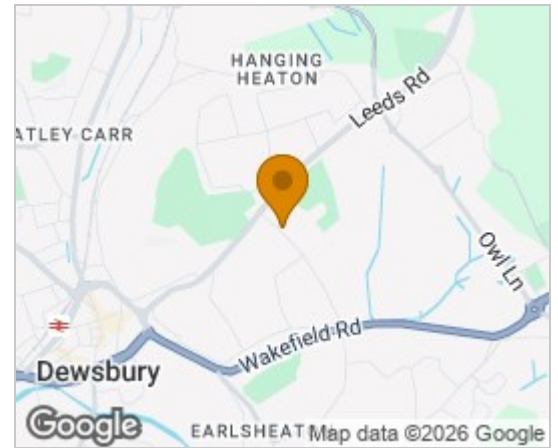
ANNUAL GROUND RENT PAYMENT £2.40

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.

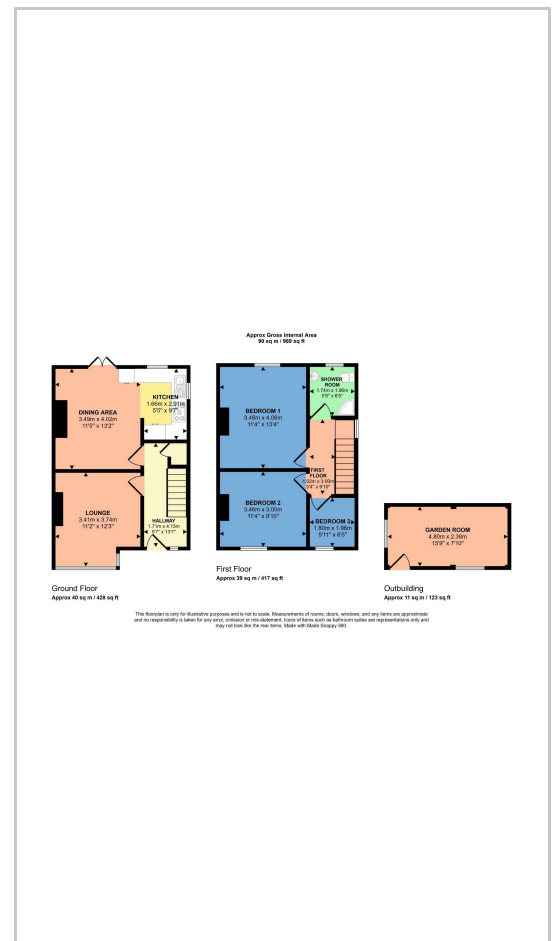
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Area Map



Floor Plans



Energy Efficiency Graph

