



Highdale, DEWSBURYWF12 7NN

welcome to

Highdale, DEWSBURY

Guide Price £325,000 - £350,000 IF THERE IS ONE PROPERTY YOU VIEW THIS YEAR.... THEN MAKE IT THIS STUNNING BUNGALOW ON HIGHDALE ON "THE LAKES", HANGING HEATON... DON'T MISS IT!



Guide Price £325,000 - £350,000 With just 12 properties tucked away in this quiet and highly sought-after cul-de-sac, opportunities like this are exceptionally rare - early viewing is essential. This immaculately presented and generously proportioned detached true bungalow offers spacious and versatile living throughout. The accommodation briefly comprises an inviting entrance hallway, a 15ft lounge with attractive bay window, and an impressive 22ft open-plan kitchen diner complete with integrated appliances. The kitchen flows seamlessly into a 12ft conservatory, which enjoys views over the superb southerly facing rear garden. There is also a separate utility room, three double bedrooms (one currently used as a home office), and a modern family shower room. The property further benefits from a super-sized loft space, which has been largely boarded and, in our opinion, offers excellent potential for conversion should additional accommodation be required (subject to the necessary consents). Externally, the home continues to impress. A block-paved driveway provides off-road parking for multiple vehicles and leads to the attached garage. The front garden is well stocked with mature shrubs, while the enclosed rear garden is a true highlight - generous in size, enjoying a sunny southerly aspect, and featuring several seating areas, making it ideal for relaxing, entertaining, or simply enjoying the summer sun.

Interior

Exterior



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Highdale

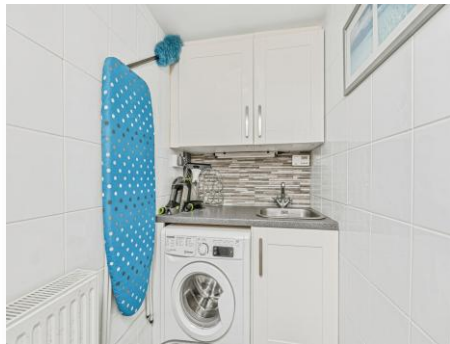
- Guide Price £325,000 - £350,000
- Three Double Bedroom Detached True Bungalow
- 15ft Lounge, 22ft Kitchen Diner, 12ft Conservatory
- Utility Room, Shower Room, Attached Garage
- Southerly Facing Rear Garden, Cul-De-Sac, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117993 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)