

HUNTERS[®]

HERE TO GET *you* THERE



Broomer Street

Dewsbury, WF13 3DF

Offers In The Region Of £185,000



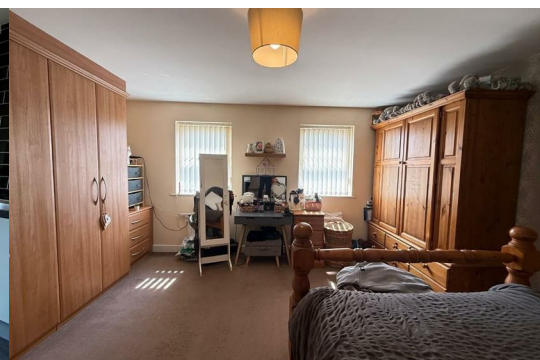
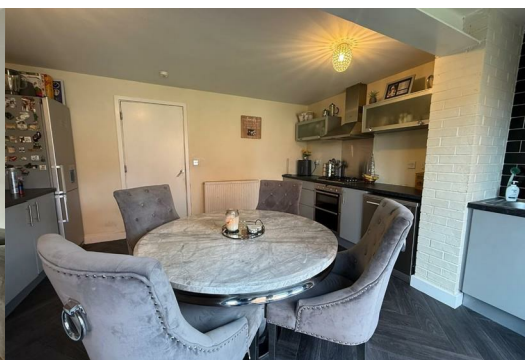
We advise that an offer has been made for the above property in the sum of £187,500

Any persons wishing to increase on this offer should notify Hunters of their best offer prior to exchange of contracts.

Please note that offers will be considered up until the day of exchange.

****TENNANT IN SITU**** Hunters are pleased to offer to the market this spacious 5 bedroom end town house, set over four floors, situated in a highly sought-after location and available with no onward chain. This substantial property is being sold with tenants in situ, making it an ideal opportunity for investors. viewings are highly recommended for owner occupiers. The accommodation spans four levels and includes two bedrooms with en suite facilities, a rear enclosed garden, driveway parking, and an integral garage. The home is well placed for access to local amenities and transport links.

Don't miss out on this versatile and well-located property—contact Hunters today to arrange your viewing.



ENTRANCE

Through Composite door with central heating radiator, storage cupboard and stairs leading to the first floor.

CLOAKROOM

With two piece suite comprising of wash hand basin and low level WC. Having an extractor fan and central heating radiator.

KITCHEN 14'8" x 14'7" (4.47m x 4.45m)

Having a range of base units with contrasting work surfaces incorporating a stainless steel sink with drainer and complementary splashback tiling, electric oven with gas hob with extractor above. Having plumbing for washer and dishwasher, central heating radiator and French doors leading to the rear garden.

LANDING

Central heating radiator and stairs to the second floor.

LOUNGE 13'11" x 14'9" (4.24m x 4.50m)

Having two double glazed windows to the front and two central heating radiators.

BEDROOM 3 8'7" x 10'2" (2.64 x 3.1)

Having a double glazed window and central heating radiator.

BATHROOM

With four piece suite comprising of: wash hand basin, low level WC, panelled bath, shower cubicle, complementary part tiled walls, central heating radiator and double glazed window.

SECOND FLOOR LANDING

With central heating radiator, cupboard housing boiler and stairs leading to the third floor.

BEDROOM 2 13'11" x 14'9" (4.24m x 4.50m)

Having two double glazed windows, two central heating radiators and fitted wardrobe.

BEDROOM 4 7'1" x 8'9" (2.16m x 2.67m)

Having a double glazed window and central heating radiator.

THIRD FLOOR LANDING

Access to master bedroom

MASTER BEDROOM 14'10" x 12'0" (4.52m x 3.66m)

Having two Velux windows and central heating radiator.

EN SUITE

With three piece suite comprising of: wash hand basin, low level WC, shower cubicle, Velux window and central heating radiator.

EXTERIOR

To the front of the property there is an open garden area which is partly lawned and there is a driveway leading to an integral garage. To the rear of the property there is an enclosed garden area which is lawned with patio seating area and gated access.

INTEGRAL GARAGE 13'5" x 7'10" (4.09m x 2.39m)

With power and lighting.

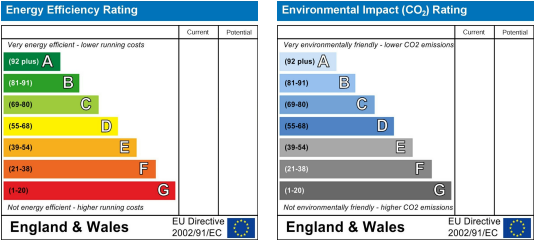
Area Map



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. **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.