



## Leeds Road

Dewsbury, WF12 7HU

Offers In The Region Of £200,000



Hunters are delighted to present this three bedroom semi-detached family home which is located in this ever-popular area of Shawcross, Dewsbury. This property would be ideal for a range of buyers including families and first-time purchasers. The ground floor briefly comprises: a living room featuring a beautiful bay window and is a generous size, a separate dining room, a useful playroom/study room, and a spacious kitchen fitted with a range of wall and base units. Completing the ground floor is a useful guest W.C. A door in the kitchen provides access to the garden area. To the first floor, the property offers two double bedrooms, a further single bedroom and a family bathroom including walk in shower. Externally, the property benefits from off street parking to the front with a shared driveway leading to a detached garage and a good-sized rear garden, ideal for outdoor entertaining and family use. Ideally positioned for easy access to Leeds and Wakefield city centres, Dewsbury town centre, and within close proximity to junction 40 of the M1 motorway, this property is well suited for commuters requiring access to the northern motorway network. Viewing via appointment only.



## LIVING ROOM 14'5" x 11'2" (4.41 x 3.42)

A spacious living room featuring a large bay window to the front elevation, allowing plenty of natural light. The room benefits from a gas central heating radiator, coving to the ceiling and neutral décor throughout, providing a comfortable main reception space.

## DINING ROOM 10'10" x 10'8" (3.31 x 3.27)

A separate dining room offering ample space for a family dining table and chairs. The room benefits from a window to the side elevation, a gas central heating radiator, and neutral décor, making it ideal for entertaining or everyday family use. An opening provides access through to the kitchen.

## UTILITY/STUDY ROOM 10'8" x 6'7" (3.27 x 2.03)

A useful additional reception room suitable for use as a study, home office or children's playroom. The room benefits from a gas central heating radiator, offering flexible accommodation to suit a variety of needs.

## KITCHEN 11'8" x 8'8" (3.57 x 2.65)

A generously sized kitchen fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include an inset sink with drainer, space for appliances, and a range-style cooker with gas hob and extractor hood. The kitchen benefits from a large window providing good natural light, recessed ceiling spotlights, a gas central heating radiator, and vinyl flooring. Access is provided to the rear garden and the downstairs W.C.

## DOWNSTAIRS WC

Fitted with a low level WC and small wash hand basin with heated towel rail and double glazed frosted window.

## LANDING

Access to three family bedrooms and house bathroom

## BEDROOM ONE 11'3" x 11'2" (3.44 x 3.42)

A well-proportioned double bedroom. The room benefits from a large window allowing good natural light and showcases the far reaching views, a gas central heating radiator, fitted storage cupboards, and neutral décor throughout.

## BEDROOM TWO 11'2" x 10'9" (3.41 x 3.28)

A double bedroom offering ample space for bedroom furniture. The room features a window providing natural light, a gas central heating radiator, and neutral décor, making it suitable for a variety of uses.

## BEDROOM THREE 6'9" x 6'2" (2.07 x 1.90)

A single bedroom ideal for use as a child's bedroom, guest room or ideal for those wanting a home office. The room benefits from a window providing natural light, a gas central heating radiator, and neutral décor.

## BATHROOM 7'3" x 6'0" (2.23 x 1.85)

A family bathroom featuring a panelled bath with mixer tap, low-level W.C. and pedestal wash hand basin. In addition, there is a separate shower cubicle with glazed enclosure and wall-mounted shower. The bathroom is fully tiled to the walls with tiled flooring, features a heated towel rail, and benefits from a frosted window providing natural light and ventilation.

## FRONT EXTERIOR

To the front, the property is set back from the road with a low-maintenance garden area and off street parking for one car and leads to a shared driveway leading to the detached garage with up and over door

## REAR EXTERIOR

To the rear, the property enjoys an enclosed garden, primarily laid to lawn with a paved pathway leading from the rear of the house. The back garden also shows the amazing far reaching views. The garden is bordered by fencing, providing a good degree of privacy, and backs onto open aspect views, making it an ideal secure outdoor space for families or entertaining.

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

