

HUNTERS[®]

HERE TO GET *you* THERE



Moor Park Court

Dewsbury, WF12 7AU

Guide Price £240,000



GUIDE PRICE: £240,000 - £250,000

Take a look at this deceptively spacious three/four-bedroom semi-detached bungalow in a popular location off Sugar Lane, this property has an abundance of family living space that many growing families would require. The property consists of a side entrance, into a hallway leading to lounge, breakfast kitchen with a large four-piece family bathroom, with further dining room and house conservatory and staircase leading to the first floor and three further double bedrooms. The property offers secure off-street parking for several vehicles with side driveway leading to a larger than average garage which is ideal for those self-employed engineers who require secure storage/workshop space. The property has low maintenance front garden and rear enclosed garden. Located close to all amenities such as schools, shops, supermarkets, and a short distance from the town centre. The motorways are only a short distance away M62(J28) and M1(J40). A property that simply must be viewed to appreciate the sheer living space on offer.



ENTRANCE HALLWAY

Through double glazed door to the side, with access to lounge, breakfast kitchen and dining room and house bathroom, stairs leading to the first floor and radiator.

LOUNGE 11'2" x 16'7" (3.41m x 5.08m)

A spacious family room with feature wall mounted Smeg gas fire, double glazed window with fitted blinds to the front with radiator and wall lights and coving to the ceiling with Tv points.

BREAKFAST KITCHEN 8'10" x 11'10" (2.71m x 3.63m)

Fitted wall and base units comprising of bowl sink with mixer tap and drainer with complementary worktops and splashback tiling. Built-in electric oven with gas hob and cooker-hood extractor above with further integrated fridge freezer, plumbing for a washing machine, radiator. Spotlights to the ceiling, double glazed window to the front and a breakfast bar area. Wall mounted boiler (fitted in 2022)

DINING ROOM/BEDROOM 4 11'3" x 10'11" (3.44m x 3.34m)

Double glazed sliding door to the conservatory with fitted radiator, coving to the ceiling and a door to an understairs storage area.

CONSERVATORY 9'10" x 9'1" (3.01m x 2.78m)

Installed in 2024 and provides additional seating space and double glazed patio doors to the rear garden, also benefits from electric roller shutter doors.

HOUSE BATHROOM

Four piece suite consisting of a walk in shower with fitted glass screen and wall mounted electric shower, vanity hand wash basin with storage and fitted mirror with vanity light , low level wc and corner bath with separate bidet, two double glazed window to the rear and side allowing plenty of natural light and two radiators and complementary tiled walls.

LANDING

Access to three bedrooms with loft access (not inspected)

BEDROOM 1 17'1" x 14'3" (5.23m x 4.36m)

A large main bedroom with fitted wardrobes and two double glazed windows and two radiators and fitted with laminate flooring leading to;

EN SUITE WC

Fitted with a low level WC and small wash hand basin and ceiling light

BEDROOM 2 7'5" x 10'5" (2.27m x 3.19m)

Another double bedroom with fitted slider wardrobes to one side with double glazed window and fitted radiator with laminate flooring.

BEDROOM 3 11'3" x 9'4" (3.45m x 2.87m)

Double glazed window and radiator and laminate flooring, with further storage under eaves.

GARDEN

Having a feature well in the front garden with brick paved front garden with riased borders for plants and shrubs. Benefitting from tarmac front and side driveway providing off street parking for upto 5/6 cars. The rear garden is fully paved and low maintenance with gated access with useful outside water tap and outside night light.

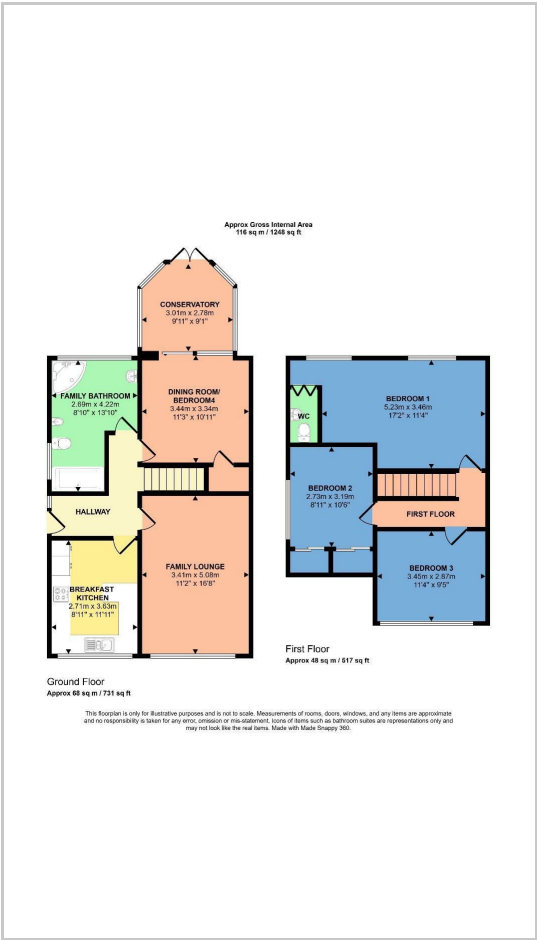
GARAGE 11'2" x 18'5" (3.41m x 5.63m)

A detached single garage with fitted roller shutter doors with remote access, providing extra secure parking or those self-employed DIY enthusiasts who require additional storage/workshop space away from the family home.

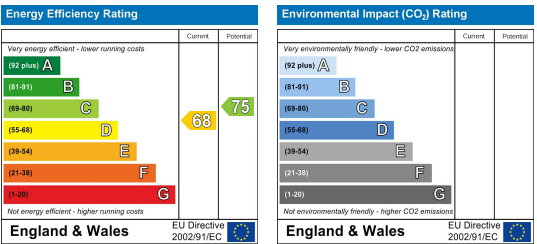
Area Map



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.