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## Westtown Lodge, High Street

Westtown, Dewsbury, WF13 2SQ

Asking Price £400,000



Situated in a highly sought-after residential location is this impressive three bedroom detached period property, offering spacious and characterful accommodation ideal for a range of buyers, particularly families. The property briefly comprises an entrance hall, dining room, living room and a fitted kitchen to the ground floor. To the first floor are three bedrooms and a house bathroom, providing comfortable and versatile living space throughout. Externally, the property is set within generous surrounding gardens, with beautifully maintained lawned areas to the front and side, alongside a range of outdoor entertaining spaces. These include a decked area with hot tub, a paved courtyard accessed from the kitchen featuring an outdoor bar with electric and fridge, and a covered seating area with integrated Bluetooth speakers and lighting. The property further benefits from a versatile outbuilding/summer house and a unique outdoor cinema hut, fully equipped with projector screen, speakers, heating and lighting, creating an exceptional space for entertaining. Conveniently located close to local amenities, well-regarded schools and transport links, this property combines character, space and modern lifestyle features, making it a truly standout home.



**FRONT**

Westtown Lodge is approached via a generous driveway providing ample off-road parking, leading to a charming and characterful façade. The property sits within well-maintained grounds, with a neatly presented front lawn bordered by mature trees and established planting, creating a welcoming yet private setting. A pathway leads to the entrance, the property has an attractive stone-built exterior, complemented by traditional detailing and the distinctive Westtown Lodge name plaque, adds to the home's unique charm and presence. Positioned within a peaceful and leafy setting, the front aspect offers both privacy and a picturesque outlook, making an excellent first impression for visitors and prospective buyers alike.

**DINING ROOM**

A spacious and characterful dining room featuring exposed ceiling beams and attractive wooden flooring. The room benefits from a large window to the side aspect, allowing plenty of natural light, along with a gas central heating radiator. A feature fireplace with decorative surround creates a focal point, while the generous layout provides ample space for a full dining table and additional furnishings, making it ideal for both everyday dining and entertaining. The room is complimented with blackout electric blinds on all the windows.

**KITCHEN**

A stylish kitchen fitted with a range of modern wall and base units, complemented by a handsfree tap contrasting work surfaces and tiled splashbacks. Integrated appliances include a built-in oven and microwave, alongside a gas hob with extractor over. The room benefits from windows to the side and rear aspects, allowing plenty of natural light, and a gas central heating radiator. Finished with tiled flooring, the kitchen offers ample storage and space for additional appliances.

**LIVING ROOM**

A spacious and characterful living room featuring exposed brickwork, ceiling beams and wooden flooring. The room is centred around a 9kw brand new wood burner, creating a warm and inviting focal point. A bay window to the front aspect allows plenty of natural light, while a gas central heating radiator provides additional comfort. The generous layout offers ample space for a range of furnishings, ideal for both relaxing and entertaining. The room is complimented with blackout electric blinds on all the windows.

**LANDING**

A well-presented landing providing access to all first-floor rooms. The space features a unique built-in seating area set beneath a window, allowing natural light, along with characterful exposed brickwork.

**BEDROOM ONE**

A spacious double bedroom benefiting from dual aspect windows, allowing plenty of natural light. The room features fitted wardrobes providing useful storage, along with a gas central heating radiator. Finished with neutral décor and flooring, the space comfortably accommodates a range of bedroom furnishings.

**BEDROOM TWO**

A well-presented bedroom benefiting from a window to the side aspect, allowing natural light, along with a gas central heating radiator. The room offers space for a bed and additional furnishings, making it suitable as a bedroom, home office or dressing room.

**BEDROOM THREE**

Another well-presented bedroom benefiting from a window to the side and a gas central heating radiator. The room offers space for a single bed and additional furnishings, making it suitable as another bedroom, home office or guest room.

**BATHROOM**

A stylish and modern bathroom suite comprising a freestanding bath, walk-in shower, wash hand basin and low-level WC. The room benefits from a window to the side aspect, allowing natural light, along with a heated towel radiator. Finished with contemporary tiling, the space offers both practicality and a high-end feel.

**COURTYARD**

Accessed directly from the kitchen, this thoughtfully designed paved courtyard provides an exceptional outdoor entertaining space, ideal for hosting and relaxing in a private setting. The area features a covered seating zone, alongside a dedicated outdoor bar complete with electric supply and fridge, perfect for social occasions. Further enhancing the atmosphere, the courtyard benefits from integrated Bluetooth speakers and ambient lighting, allowing the space to seamlessly transition from daytime use to evening entertaining. With its stylish layout and practical additions, this space offers a unique extension of the home, perfectly suited to modern outdoor living.

**STUDIO**

A versatile converted garage currently utilised as a home office, offering a flexible space suitable for a range of uses including a workspace, gym or studio. The room benefits from a window allowing natural light and provides a practical additional area separate from the main living accommodation. The garage is complimented with blackout electric blinds on all the windows.

**OUTDOOR CINEMA**

A unique and fully equipped outdoor cinema hut designed to accommodate up to eight people, creating an exceptional entertainment space. The room features an 80-inch projector screen, integrated speakers, heating and lighting, allowing for comfortable use throughout the year.

**GARDEN AND OUTBUILDING**

The property enjoys an impressive, private rear garden, mainly laid to lawn and framed by mature trees, established planting, and secure boundaries, creating a peaceful and secluded setting. A generous raised decking area provides the perfect space for entertaining, complete with a hot tub, ideal for relaxing and socialising year-round. A separate patio seating area further enhances the outdoor lifestyle offering. The outbuilding on the decking area, currently configured as a stylish summer house and outdoor leisure space, with direct views and access to the garden through large opening doors, allowing for a seamless indoor-outdoor feel. To the side, the garden continues with additional lawn and landscaped borders, offering both practicality and visual appeal, with multiple areas to enjoy throughout the day. A standout feature is the bespoke outdoor cinema hut, thoughtfully designed to accommodate up to eight people and fitted with an 80-inch projector screen, integrated speakers, heating, and lighting—creating a unique and versatile entertainment space suitable for all seasons.

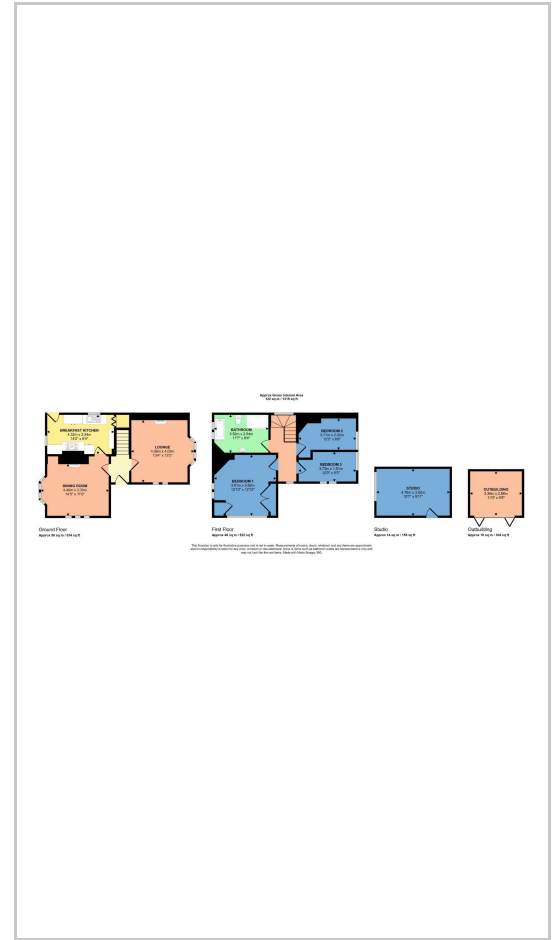
**ENTRANCE AND PARKING**

The property benefits from a spacious driveway providing ample off-road parking for multiple vehicles, along with a covered carport. This space is accessed via double gates at the external entrance to the property. Set within a well-established plot with mature trees, the property enjoys a degree of privacy while still offering convenient access.

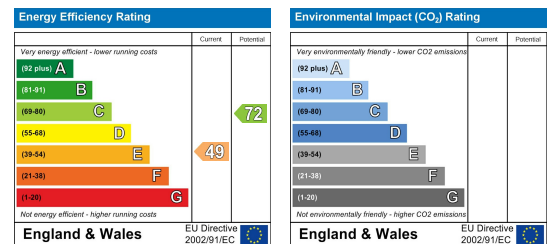
**Area Map**



**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.