

# HUNTERS®

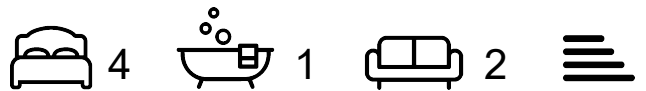
HERE TO GET *you* THERE



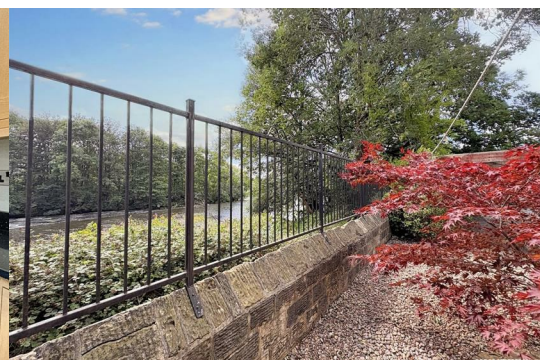
## Island View

Dewsbury, WF12 9QL

Offers In Excess Of £350,000



A Victorian property dating back to the mid to late 19th century, Island View, Dewsbury, was built by the owners of Wormald and Walkers blanket factory and the featured property is believed to have belonged to one of the mill's managers. Situated at the end of a row of 8 properties, the house has beautiful views of the River Calder and an island in the middle of the river. It is next to what is now known as 'Dewsbury Oasis', a haven for local wildlife, where you can see swans, ducks, herons, Canada geese, cormorants, kingfishers, terrapins and, more recently-spotted, otters. The house has been extended over the years to include a fourth bedroom, large breakfast kitchen and utility room, but still retains many of its original features like picture rails and fireplaces in two of the downstairs rooms and three of the four bedrooms. The spacious property comprises entrance hall, family lounge, large sitting room/dining room, fitted kitchen with granite worktops and AGA cooker, cloakroom/WC and cellar. To the first floor are four bedrooms - three large doubles and a good sized fourth bedroom, a refitted modern family bathroom and additional separate WC. It has gas-fired central heating and double glazing. To the outside are gardens to the side and front, parking for up to five cars and a detached double garage. A perfect home for wildlife lovers, the house also backs onto woodland which is ideal for walking dogs.





ENTRANCE HALL

Double-glazed door to front stairs with carved wooden banister and balustrade leading to first floor, access to family lounge and basement cellar.

FAMILY LOUNGE 15'3" x 13'3" (4.66m x 4.06m )

Double glazed window, living flame-effect gas fire with feature marble surround and tiled inset and hearth, Karndeian flooring, picture rail, coving to ceiling with ceiling rose.

LOWER LEVEL ACCESS

Stairs to basement store, ideal storage space

SITTING ROOM 11'11" x 15'8" (3.64m x 4.78m )

Parquet exposed wood flooring, feature log-burning fireplace, built-in cupboard and shelving,

DINING ROOM 12'1" x 11'0" (3.70m x 3.36m)

Having a feature bay window with a pleasant outlook onto the side garden, River Calder and island, fitted radiator.

BREAKFAST KITCHEN 14'0" x 10'10" (4.27m x 3.32m)

Fitted with a matching range of base and eye-level units with soft close feature, complimentary granite worktops space over and matching glazed units, matching breakfast bar, one-and-a-half sink unit with mixer tap and tiled splashbacks, plumbing for dishwasher and washing machine, feature AGA Cooker which will be included, double glazed window, Amtico flooring, door to:

REAR HALLWAY

Rear entrance hall. Amtico flooring, fitted storage space which fits an American-style fridge freezer and door to cloakroom and double glazed door to rear yard.

CLOAKROOM

Fitted with two-piece suite comprising wash hand basin, Karndeian flooring and low-level WC and frosted double glazed window.

LANDING

Access to four bedrooms and family bathroom and separate WC, with large picture window overlooking the River Calder.

BEDROOM 1 11'10" x 13'7" (3.63m x 4.15m)

Double glazed window, ornamental cast iron fireplace with feature marble surround, fitted wardrobes, picture rail, coving to ceiling and fitted radiator

BEDROOM 2 13'2" x 15'10" (4.03m x 4.84m)

Double glazed window, ornamental cast iron fireplace with feature marble surround, picture rail and fitted radiator

BEDROOM 3 13'9" x 11'7" (4.21m x 3.55m)

Another double bedroom with cast Iron fire surround with double glazed window, radiator, laminate flooring

BEDROOM 4 9'3" x 8'10" (2.84m x 2.71m)

Another good sized bedroom with double glazed window. Radiator

FAMILY BATHROOM

Recently refitted with three-piece suite comprising of a walk-in double shower with fitted glass shower screen with wall mounted mixer shower with further overhead fitted rain shower attachment, vanity wash hand basin with storage under and low-level WC with concealed cistern, modern ceramic tiled walls, heated towel rail, double glazed window to side, Amtico flooring and spotlights to ceiling.

OUTSIDE

To the front, established front garden with a variety of mixed plants and shrubs, stone wall and path to side, mainly laid to lawn. Side gated access with gravelled garden stone wall to side with range of plants and shrubs. Enclosed rear, gated access, hard-standing and courtyard area providing off-road parking for 5/6 cars.

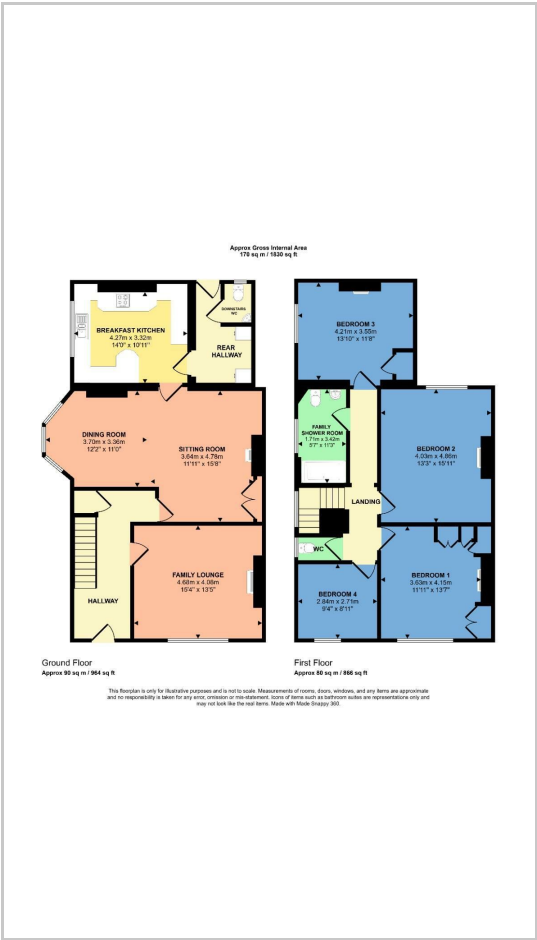
DETACHED DOUBLE GARAGE

Detached double garage, up and over doors

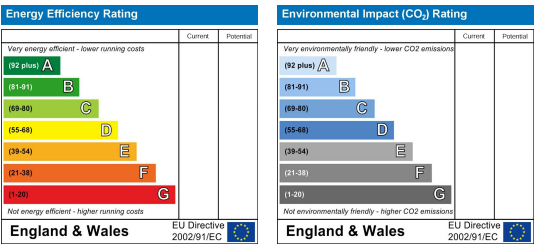
Area Map



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.