HUNTERS®

HERE TO GET *you* THERE



Occupation Lane

Dewsbury, WF13 4BJ

Offers Over £180,000

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Just take a look at this family home presented to a very high standard with well maintained gardens to front, rear and side and with potential to be extended (Subject to planning). The property consists of entrance lobby, open plan lounge and dining room with further house kitchen. Three first floor bedrooms and modern family bathroom.Situated in this most popular area of Dewsbury, the property is ideally located for all local shops,schools and local amenities nearby that both Dewsbury and Heckmondwike have to offer. The motorway network is only a short drive away for those looking to commute further afield for work. This property would suit those wanting to move into their first home with minimum of expense.







ENTRANCE
Fitted with a composite double glazed front door and gas central heated radiator and stairs to first floor.

LOUNGE 22'2" x 12'7" (6.78m x 3.84m)
A good sized family lounge with open plan dining room with Inset Electric Media Wall and fire place, coving to ceiling,with feature panelled walls to one side and double glazed windows and slimline radiators to the front and rear.

KITCHEN 8'11" x 7'11" (2.73m x 2.43m)
A fitted kitchen with an array of wall and base units for storage with contrasting work tops and modern ceramic tiled walls, integrated oven and four ring gas hob with cooker hood. Space for a fridge/freezer and plumbed for washing machine. Understairs storage cupboard. Double glazed window and composite door to rear garden.

FIRST FLOOR
Access to three bedrooms and family bathroom and access to loft via drop down ladder being partly boarded with light.

BEDROOM 1 11'1" x 9'10" (3.39m x 3.02m)
A double bedroom to the front with fitted radiator and double glazed window.

BEDROOM 2 10'10" x 10'2" (3.32m x 3.10m)
A double bedroom to the front with fitted radiator and double glazed window and storage cupboard with concealed house boiler.

BEDROOM 3 7'4" x 5'6" (2.24m x 1.70m)
A single bedroom to the front with fitted radiator and double glazed window.

BATHROOM
Fitted with a three piece suite with fitted P shaped bath with fitted shower screen with overhead wall mounted mixer shower with further rain shower attachement, wash hand basin with mixer tap and storage below, radiator and tiled walls and floor, extractor fan and frosted double glazed window.

OUTSIDE
Gardens to three sides of the property. To the front of the property there is a lawned garden to the front and side with raised hedges allowing ample privacy from surrounding properties . Paved walk way to the rear of the property is the enclosed rear garden which is mainly lawned and provides an ample space for rest and relaxation.

GARAGE
The property benefits from a garage which is located away from the property.

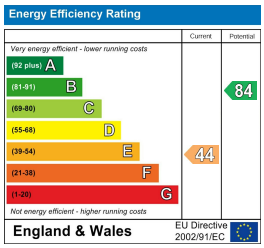
Area Map

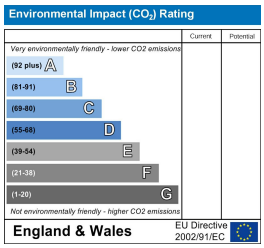


Floor Plans



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.
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