

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chadwick Crescent

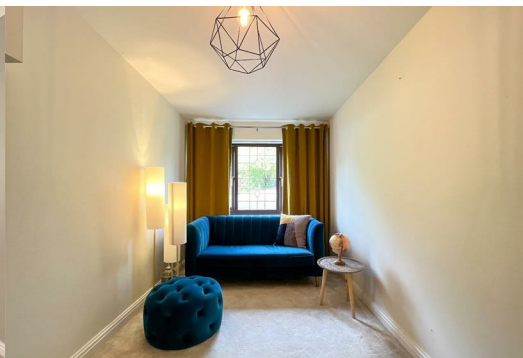
Dewsbury, WF13 2JF

Guide Price £330,000



GUIDE PRICE £330,000 - £350,000

Hunters are pleased to offer to the market this immaculately presented four bedroom family home. Oxford Park is located on the outskirts of Dewsbury off the highly regarded Oxford Road. The property is within easy reach of the local hospital, schools and close to Dewsbury railway station and motorway networks. This spacious property comprises of entrance hall, lounge, sitting room, dining room and kitchen and utility room and guest w.c. To the first floor there are four bedrooms with en-suite to the master bedroom, family bathroom and loft access. Externally, there is a driveway for off road parking with stunning landscaped gardens to the front and rear. Viewing is highly recommended to appreciate this spacious and well-presented family home.



### ENTRANCE HALLWAY

Access through composite double glazed front door, radiator and laminate flooring, coving to ceiling, alarm panel and stairs to first floor.

### CLOAKROOM

Wash hand basin, wc and splash back tiling, radiator and double glazed window to side.

### LOUNGE 15'7" x 11'7" (4.76m x 3.55m)

Double glazed bay lead effect window to front, radiator, telephone and tv point. Coving to ceiling.

### RECEPTION ROOM 15'10" x 7'4" (4.85m x 2.24m)

Another family room which could easily be used as an office, ideal for those working from home or downstairs bedroom, fitted with double glazed window and radiator

### DINING ROOM 9'10" x 9'1" (3.01m x 2.79m)

Ample sized family dining room with double glazed patio doors to garden, coving to ceiling and radiator.

### KITCHEN 12'1" x 11'0" (3.69m x 3.36m)

Fitted wall and base units with complimentary work surfaces, stainless steel 1 & 1/2 sink bowl with drainer, mixer tap and splash back tiling. Double electric oven, gas hob and cooker hood, plumbing for dishwasher, useful under stairs storage cupboard, radiator and double glazed window to rear.

### UTILITY ROOM 5'6" x 4'11" (1.70m x 1.52m)

Base units, work surfaces and splash back tiling. Wall mounted boiler, plumbing for washing machine and radiator. Sink bowl with drainer and mixer tap and door to garden

### LANDING

Spacious hallway with plenty of natural light by the double glazed window, radiator and airing cupboard. Access to loft (not inspected)

### MASTER BEDROOM 11'1" x 12'0" (3.39m x 3.66m)

A large double bedroom with fitted wardrobes to one side with radiator and double glazed window to the front. leading to

### EN SUITE

Three piece suite comprising of: wash hand basin, wc and walk in shower cubicle with fitted mixer shower, part tiled walls, radiator, extractor fan and double glazed window.

### BEDROOM 2 11'5" x 8'10" (3.48m x 2.71m)

Double bedroom with fitted radiator and double glazed window

### BEDROOM 3 9'3" x 8'5" (2.82m x 2.57m)

Double glazed window and radiator.

### BEDROOM 4 8'5" x 7'8" (2.58m x 2.36m)

Double glazed window and radiator.

### FAMILY BATHROOM

Three piece suite comprising of panelled bath with tap attached shower attachment, wash hand basin, wc, part tiled walls, extractor fan, radiator and double glazed window.

### OUTSIDE

To the front of the property there is a tarmac driveway providing off street parking. The front garden is mainly laid to lawn with seasonal plants, shrub and tree borders, benefitting from two side access to rear. To the rear is a immaculately presented landscaped garden with raised paved sitting area for rest and relaxation, leading to a tiered garden with lawned areas with established plants, trees and shrubs and further patio seating area to the lower level, with fitted LED night light and outside tap.

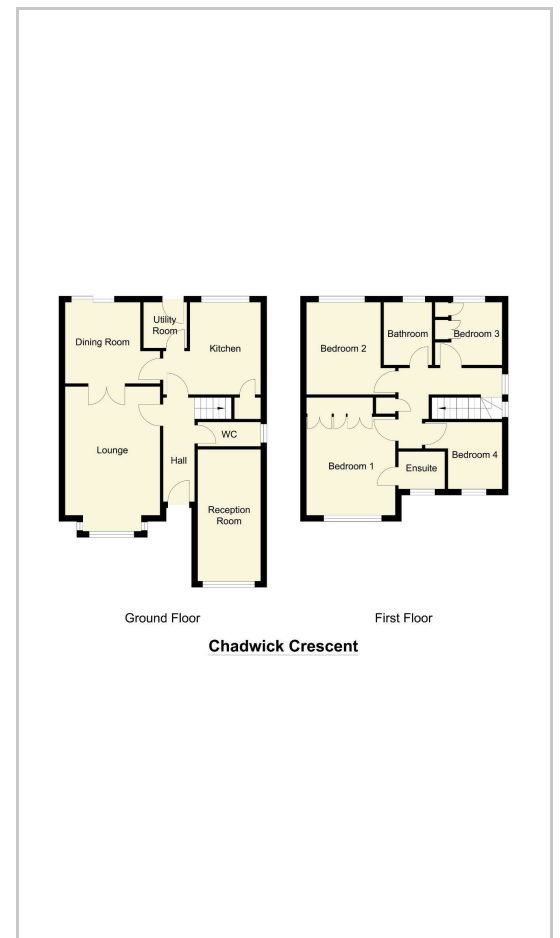
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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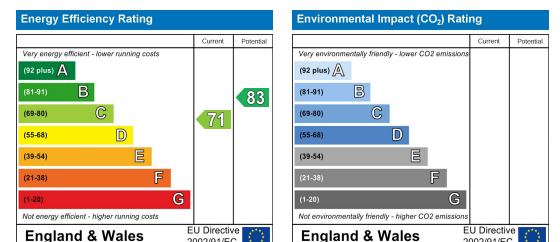
## Area Map



## Floor Plans



## Energy Efficiency Graph



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