

HUNTERS®

HERE TO GET *you* THERE



Selbourne Road

Dewsbury, WF12 9NY

Offers Over £125,000



Hunters are pleased to offer to the market this impressive two bedroom semi detached bungalow in this popular area of Savile Town. An ideal property for someone wishing to downsize or ideal first time buyer wishing to move into a property with the minimum of fuss. The property briefly consists: entrance porch and open plan lounge and kitchen, inner hallway, two bedrooms family bathroom. Located within walking distance to nearby shops, schools and Dewsbury Town centre. This property is being sold with vacant possession so early viewing is recommended.



ENTRANCE PORCH

Newly fitted composite double glazed door to the front and newly fitted carpet and radiator.

LOUNGE 10'8" x 9'7" (3.26m x 2.93m)

A well presented family room with focal point gas fire with marble surround, fitted hearth and backplate with inset coal gas fire, newly fitted carpets and double glazed window and fitted radiator.

KITCHEN 12'11" x 6'0" (3.94m x 1.84)

Recently installed kitchen with range of modern floor and wall mounted kitchen units with contrasting worktop with inset stainless steel sink unit. gas oven point and and extractor fan over. Splash back tiling with double glazed window and radiator with newly laid vinyl floor covering.

INNER HALLWAY

Access to two double bedrooms and family bathroom, fitted with new carpets.

BATHROOM

Recently installed bathroom suite comprising low wc, pedestal wash hand basin and panelled bath with mixer tap shower over. Inset spotlighting, fully ceramic tiled with centre mosaic finish with double glazed window and radiator.

BEDROOM 1 11'1" x 6'11" (3.38m x 2.11m)

Newly fitted carpets and fitted radiator and double glazed window

BEDROOM 2 11'11" x 9'6" (3.65m x 2.92m)

Newly fitted carpets and fitted radiator and double glazed window

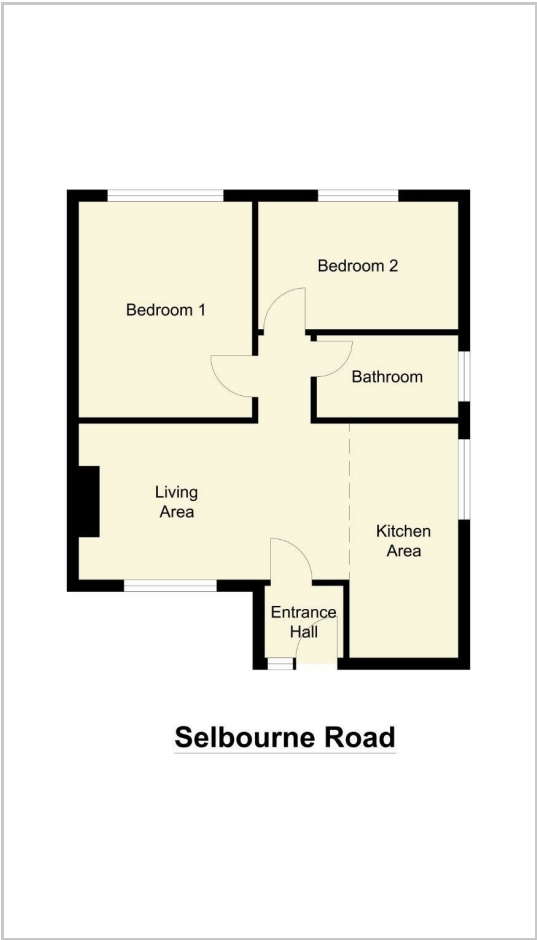
OUTSIDE

Rockery to the front with tiered garden to the door, with off street parking to the side for two cars to the and enclosed yard to the rear.

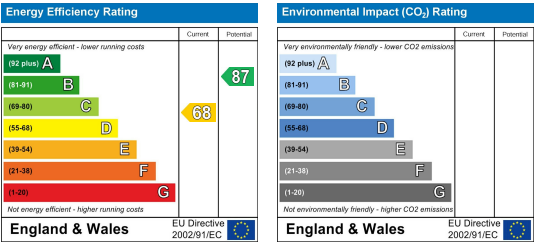
Area Map



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.