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Foxroyd Lane

Dewsbury, WF12 0NA

Offers In The Region Of £375,000



Built to exacting standards throughout and includes a high specification is this five bedroom executive detached family home benefiting from superb panoramic views to the rear of fields and adjoining countryside. Offering spacious and flexible accommodation throughout, the accommodation briefly comprises of entrance hallway, integral garage, spacious breakfast kitchen with separate utility room, dining/sitting room with Juliet balcony, bedroom five and downstairs w.c. A staircase leads to the lower ground floor hallway, which provides access to three good sized bedrooms and the house bathroom/w.c.



HALLWAY

Double glazed front entrance door with frosted window to the side leading into the entrance hall, staircase to the first floor landing and further staircase leading to the lower ground floor. Central heating radiator and door to the breakfast kitchen, downstairs w.c, integral garage, dining/sitting room and bedroom five.

SITTING/DINING ROOM 13'5" x 12'11" (4.09m x 3.96m)

T.V. point and double glazed French doors opening onto a Juliet balcony with superb open aspect views and windows to either side. Opening into the breakfast kitchen which also has a door to the utility room.

UTILITY ROOM

Central heating radiator, a range of wall and base units with laminate work surface over, tiled splash back, stainless steel sink and drainer, space for dryer and plumbing for a washing machine. double glazed side entrance door.

BREAKFAST KITCHEN 13'4" x 13'1" (4.07m x 4.00m)

A range of wall and base high gloss units with chrome handles, laminate work surface over, tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated double twin oven and grills, five ring gas hob with cooker hood above, downlights, inset spotlights to the ceiling, double glazed window to the front, tiled floor, central island with breakfast bar to seat four, integrated fridge and freezer, integrated dishwasher.

BEDROOM 5 9'4" x 8'11" (2.85m x 2.72m)

Double glazed window to the rear elevation with superb open aspect views, central heating radiator and T.V. point.

DOWNSTAIRS WC

Low flush w.c. and ceramic wash basin over vanity units. Chrome ladder style radiator, part tiled walls, extractor fan and inset spotlights to the ceiling

INTEGRAL GARAGE 8'7" x 8'11" (2.64m x 2.72m)

Double glazed windows to the rear and electric door to the front

LOWER GROUND FLOOR

HALLWAY LOWER LEVEL

Doors leading to Three bedrooms and Bathroom, central heated radiator and under stairs storage cupboard

BEDROOM 1 13'3" x 32'3" (4.06m x 9.84m)

Double glazed French doors opening onto the rear garden with amazing open aspect views, central heated radiator and dressing area leading to en-suite bathroom

DRESSING AREA

Central heating radiator and door to the en suite bathroom/w.c.

EN SUITE 7'2" x 7'3" (2.20m x 2.21m)

Three piece suite comprising panelled bath with thermostatic shower above, low flush w.c. and ceramic wash basin over vanity units. Part tiled walls, shaver socket point, inset spotlights to the ceiling, extractor fan and chrome ladder style radiator.

BEDROOM 3 8'8" x 18'5" (2.66m x 5.62m)

Double glazed windows to the rear elevation with amazing open aspect views and central heating radiator

BEDROOM 4 8'4" x 8'8" (2.55m x 2.65m)

Central heating radiator, double glazed window to the rear elevation with amazing open aspect views.

BATHROOM

Four piece suite comprising of corner shower cubicle with thermostatic shower, pedestal wash basin, low flush w.c. and panelled bath. Part tiled walls, shaver socket point, inset spotlights to the ceiling and extractor fan.

FIRST FLOOR LANDING

Double glazed Velux window to the front, central heating radiator and doors to the living room and dressing area.

LIVING ROOM 13'5" x 15'1" (4.11m x 4.60m)

Inset spotlights to the ceiling, central heating radiator, T.V. point and double glazed French doors opening onto a balcony with superb open aspect views and windows to either side

BEDROOM 2 9'7" x 10'3" (2.94m x 3.14m)

Inset spotlights to the ceiling, double glazed windows to the rear elevation with superb open aspect views, T.V. point, central heating radiator and door to the en suite shower room/w.c

EN SUITE SHOWER

Three piece suite having enclosed shower cubicle with thermostatic shower, low flush w.c. and ceramic wash basin over vanity units. Part tiled walls, chrome radiator, shaving point, extractor fan, inset spotlights to the ceiling and double glazed Velux window to the front.

DRESSING AREA

Inset spotlights to the ceiling, double glazed windows to the rear elevation with superb open aspect views, central heating radiator and opening into bedroom two

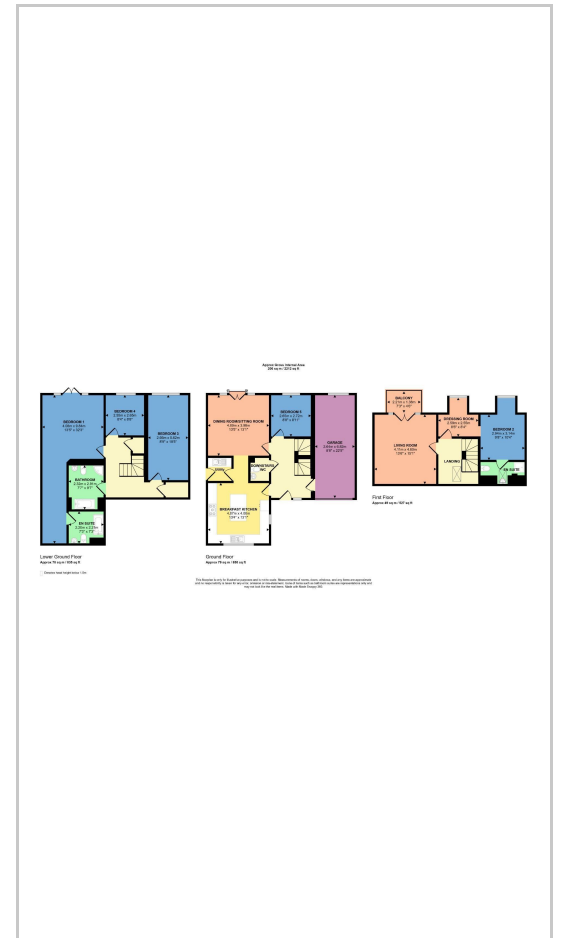
EXTERIOR

A tarmac driveway provides off street parking leading to the integral single garage with up and over door. There is a lawned front garden with low maintenance slate borders and Indian stone paved pathways leading by both sides of the property to the rear garden. The rear garden is tiered with a timber decked patio area, attractive lawned garden and stunning open aspect views.

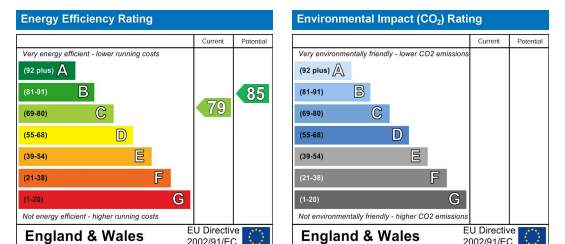
Area Map



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.

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