

# HUNTERS®

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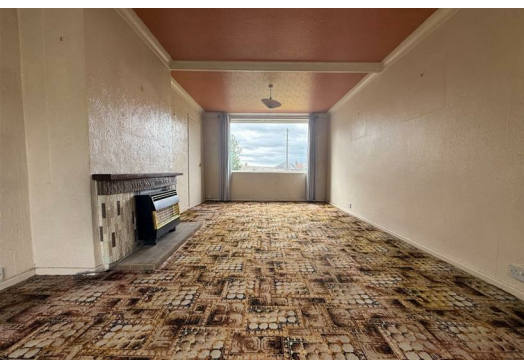
## Mardale Road

Dewsbury, WF12 7NS

Offers Over £190,000



Hunters are delighted to present this 3-bedroom house in this most popular residential location of Dewsbury. This property would be of interest to first-time buyers looking to renovate their first property to suit their taste and budget with a new kitchen, bathroom, carpets, and decorating. Conveniently situated within easy reach of Bradford, Wakefield, Leeds, and other major surrounding towns within West Yorkshire and the motorway network. Benefiting from double-glazing, spacious rooms and large gardens on three sides, there's potential to create a sizeable forever family home. The property briefly comprises: Entrance hall, open plan lounge/dining room, kitchen, three bedrooms upstairs, and separate w/c and bathroom. There is a driveway to the rear of the property. This property is being sold with no onward chain.





### HALLWAY 8'11" x 4'11" (2.73 x 1.52)

As you enter the property, the hallway gives access to the lounge and dining area to the left-hand side, and a staircase to the upstairs on the right. There is a storage room in the hallway, which is perfect for a cloakroom or to transform it into a downstairs utility cupboard

### LOUNGE AND DINING ROOM AREA 11'8" x 21'9" (3.58 x 6.63)

Generous-sized space which is big enough to have as an open plan lounge and dining room. There's a fitted gas heating unit on the wall. The large double-glazed window at the front of the house, along with a double-glazed sliding door opening onto the back garden, allows plenty of natural light into the room.

### KITCHEN 8'1" x 11'0" (2.47 x 3.37)

Fitted with a good selection of base and wall units and sink with contrasting worktops, and space for a cooker. Plumbed for a washing machine. A half-glazed door leads to the back garden. There is potential to extend this room at the back or side of the property.

### LANDING

Access to the three bedrooms and family bathroom. Large double-glazed window.

### BEDROOM 1 11'1" x 11'8" (3.38 x 3.58)

Spacious double-sized room. It has a large double-glazed window to allow natural light in, and would be an ideal space for a main bedroom

### BEDROOM 2 10'11" x 9'10" (3.35 x 3.02)

Another double bedroom with a large double-glazed window. A great size for a kid's or spare bedroom.

### BEDROOM 3 8'11" x 6'11" (2.74 x 2.11)

Spacious enough for a single bed and has installed storage shelves. Ideal for a child's bedroom, office space, or separate dressing/laundry room.

### BATHROOM 11'5" x 4'9" (3.49 x 1.46)

Fitted bath unit and sink. Large frosted window and plenty of storage shelves.

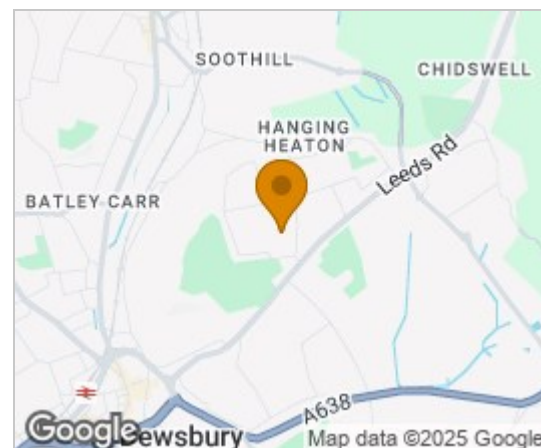
### SEPERATE W/C 4'10" x 2'4" (1.49 x 0.73)

Separate fitted toilet

### GARDEN

At the front, there is a large grass area and a gated entrance to the side. The back garden is where this property truly shines. This space is extremely generous and enclosed, making it the ideal family garden. The generous plot of land would make it ideal for a large extension (STP) of the kitchen and/or lounge. To the rear of the property is a shed and a driveway providing off-street parking.

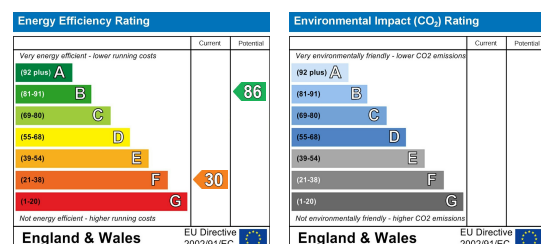
### Area Map



### 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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