

# HUNTERS<sup>®</sup>

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## Moor Park Gardens

Dewsbury, WF12 7AT

Offers Over £240,000



This property will appeal to the families looking to move into their next home with the minimum of fuss and expense. This three/four bedroom modern style property which is deceptively spacious and very well presented by the current owners, offering versatile and flexible living accommodation, the property consists of hallway, lounge and sitting room and bedroom 3 and downstairs WC. To the first floor, there are two further bedrooms and four piece family bathroom suite. Having a low maintenance garden to the front and enclosed and large private rear garden with decked seating area and driveway providing off street parking leading to a detached single garage



## HALLWAY

Enter through an entrance porch, into the hallway, with fitted radiator and access to all ground floor rooms

## DOWNSTAIRS WC

Fitted with a low level WC and hand wash basin and double glazed frosted window.

## LOUNGE 11'4" x 17'3" (3.47m x 5.26m)

The living room provides a very spacious cosy area, fitted with electric fire in a modern marble fire surrounding with double glazed window and fitted radiator

## SITTING ROOM 10'11" x 11'2" (3.35m x 3.42m)

The ground floor is also occupied by the second reception room which is currently utilised as a diner/lounge space which has sliding doors entering into the conservatory

## DINING KITCHEN 12'0" x 8'8" (3.66m x 2.66m)

A generous modern kitchen dining area with ample cupboard space, extra space for washing machine and free standing fridge freezer, built in electric oven and gas hob, with double glazed window and fitted radiator

## BEDROOM 3 8'11" x 7'5" (2.72m x 2.28m)

The third bedroom occupying the ground floor area is currently used as a home office study space.

## CONSERVATORY 9'4" x 8'9" (2.87m x 2.69m)

The large conservatory allows ample amount of light into the rear of the property and access to the rear enclosed garden decking area.

## LANDING

A lovely spacious area, ideal place for quiet contemplation, with fitted skylight window allowing ample natural light. Access to two double bedrooms and house bathroom

## BEDROOM 1 10'10" x 11'9" (3.31m x 3.59m)

A double bedroom with fitted radiator and double glazed window

## BEDROOM 2 9'5" x 12'3" (2.89m x 3.75m)

A double bedroom with fitted radiator and double glazed window

## BATHROOM

Fitted four piece bathroom suite with stunning views from the window. Walk in shower cubicle with fitted overhead shower, bath basin and white toilet basin. Spacious bathroom with rear window allowing ample amount of light into the room.

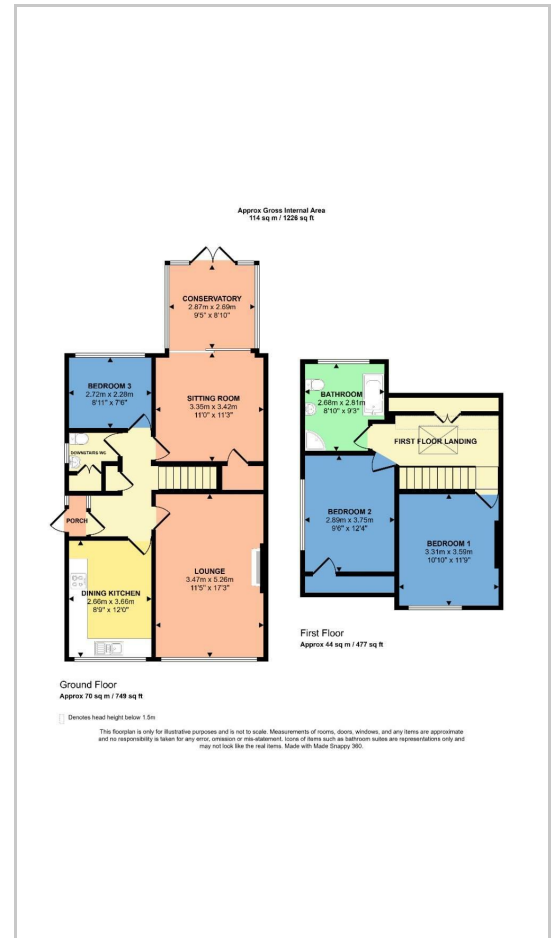
## GARDEN

The external consist of a large drive for multiple cars, carport and detached garage. Low maintenance front garden. This property has a spectacular rear garden which has a large decked area perfect for those family gatherings, lovely and sunny with amazing views. Lawned garden with a beautiful summerhouse followed by steps down to further area with two story childrens playhouse, further enclosed very spacious garden area.

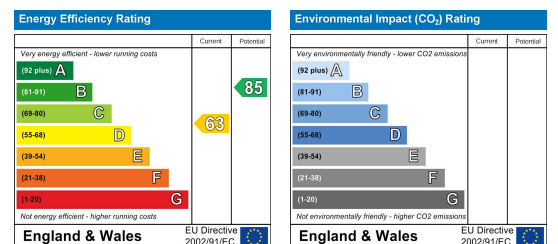
## Area Map



## 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.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL

Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>