

HUNTERS[®]

HERE TO GET *you* THERE



Edge Lane

Dewsbury, WF12 0HA

Offers In The Region Of £350,000



Hunters are pleased to offer to the market this immaculately presented three-bedroom detached family home. Situated in this popular residential area on the outskirts of Thornhill. Built in 1998, the property features: entrance porch, hall, family lounge, open plan fitted kitchen with integrated appliances with centre island seating area, guest w.c. To the first floor there are three bedrooms with en-suite to the master bedroom including fitted wardrobes with further dressing area. A contemporary family bathroom and loft access. Externally, there is a driveway to the rear with access to the detached garage. This family home has immaculate landscaped gardens to the front and the rear south facing gardens has a decked seating area ideal for sunbathing or providing ample space for those families that like to entertain family and friends with summer BBQs. Viewing is highly recommended to appreciate this spacious and well-presented family home. The new owners will simply not have to travel far to appreciate local amenities and well regarded schools. Easy access to the nearby towns of Wakefield and Huddersfield including M1 and M62 offer fabulous links to M1/M62



PORCH

Entrance through composite door and ideal places for shoes and coats, with further internal door leading into inner hallway through double glazed door

HALLWAY

Access through double glazed front door, access to all ground floor accommodation and access to first floor with staircase with bespoke under stairs fitted storage sections

DOWNSTAIRS WC

Double glazed window to front, fitted with two piece suite comprising wash hand basin and low-level wc, modern vanity storage under with further fitted storage for hanging coats and jackets, and wall mounted vertical slimline radiator.

LOUNGE 11'9" x 16'5" (3.59m x 5.02m)

Double glazed window to front, electric fire with feature wooden surround and marble effect inset and hearth, radiator, fitted wall lights and coving to ceiling.

OPEN PLAN DINING KITCHEN 19'2" x 10'4" (5.85m x 3.15m)

A superb and spacious kitchen having a stunning and contemporary fitted kitchen installed to make use of this large dining kitchen in the best practical way for a growing family. The focal point of this kitchen is the breakfast bar seating area. The kitchen has a ample range of wall, pan and floor mounted storage units, with contrasting woodenworktop surfaces with inset induction hob with pop up power outlets, integrated appliances includes fitted fridge freezer, dishwasher and washing machine and electric oven and integrated microwave.The room has plenty of natural light from the fitted large double glazed windows and double patio doors which lead onto the enclosed rear garden. The dining area has a slimline wall mounted radiator with fitted laminate flooring.

LANDING

A hallway featuring a wooden and glass staircase combines the traditional warmth of wood with the modern appeal of glass, offering a stylish and light-filled space, access to all bedrooms and family bathroom, double glazed window to the side and access to loft (not inspected)

BEDROOM 1 8'9" x 15'7" (2.69m x 4.76m)

A stunning double bedroom with feature fitted floor to ceiling fitted wardrobes with further dressing area with further fitted wardrobes with downlights and coving to ceiling and radiator and doors to en suite

ENSUITE

Three piece suite comprising of a low level W.C. stepping into this good sized shower cubicle, with overhead mixer shower with rain shower attachment, pedestal wash hand basin with vanity storage and fully ceramic tiled walls and heated wall mounted slimline radiator and frosted double glazed window

BEDROOM 2 12'4" x 11'3" (3.77m x 3.44m)

Another double bedroom with fitted floor to wall wardrobes to one side, coving to ceiling and fitted radiator and double glazed window.

BEDROOM 3 7'8" x 8'2" (2.36m x 2.49m)

Coving to ceiling and fitted radiator and double glazed window.

BATHROOM

Fitted with three piece suite comprising panelled P shaped bath with fitted shower screen with mixer shower over, pedestal wash hand basin and low-level WC, half ceramic tiled walls with feature centre mosaic, double glazed window to rear, chrome styled towel radiator and double glazed window and useful fitted storage unit.

GARDENS

To the front, enclosed established front garden with a variety of mixed plants and shrubs, mainly laid to lawn, stone wall frontage with wrought iron fencing gated access. Driveway to the side leading to detached single garage with off street parking Enclosed established low maintenance rear garden with outside lights and patio seating area with door leading to the detached single garage with a up and Up and over door.

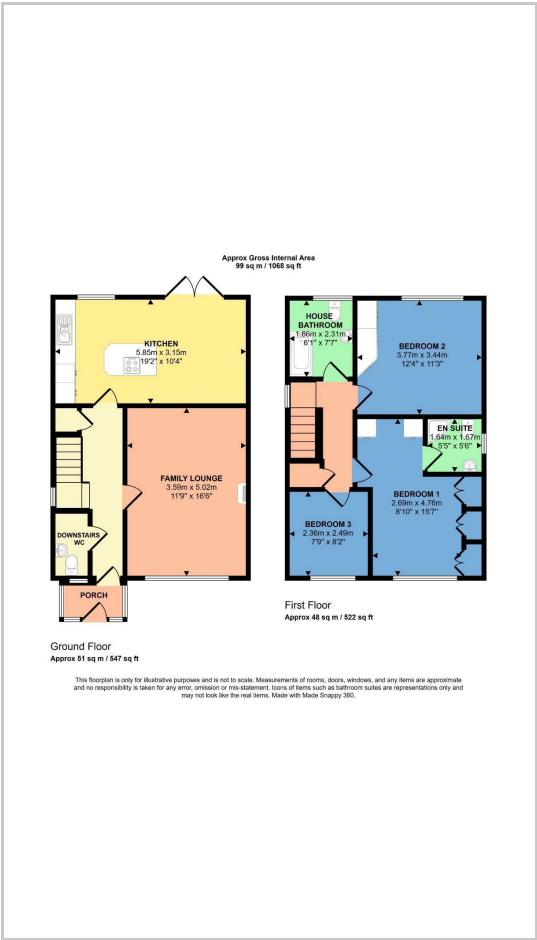
GARAGE

Detached single garage with up and over door with side door leading to access to the rear garden, with off street parking for one car.

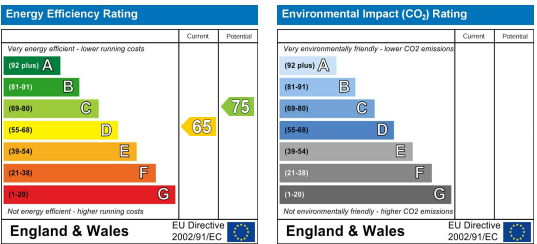
Area Map



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.