

HUNTERS[®]

HERE TO GET *you* THERE



Carrs Close

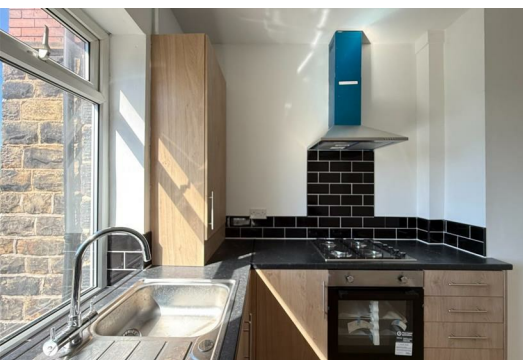
Dewsbury, WF13 4BW

Guide Price £180,000



GUIDE PRICE £180,000 - £190,000

Take a look at this impressive and deceptively spacious mid terrace property (in a block of three). Tucked away off Occupation Lane in this popular location, offering easy access to both Heckmondwike and Dewsbury. Comprises a lounge, A newly fitted kitchen diner with a useful downstairs WC. Three first floor bedrooms and a family bathroom. To the exterior, there are larger than average gardens to the front and rear to enjoy the fantastic open-aspect views across the pennines. The property has secure off-street parking allocated parking bay. This property would ideally suit a young first time buyer or growing family looking to move into their new family home with the minimal of fuss or expense with no onward chain involved.



REAR ENTRANCE

Entrance into lobby with stairs leading to first floor accommodation. Two under stairs storage cupboard and gas central heating radiator.

LOUNGE 18'4" x 15'2" (5.60m x 4.64m)

Truly spacious family lounge with focal point marble fire surround with hearth (gas fire disconnected) large double glazed window to the front aspect with two gas central heating radiators and having laminate flooring with double glazed door to rear garden.

DINING KITCHEN 11'8" x 10'4" (3.57m x 3.16m)

Newly fitted kitchen with stainless steel gas hob, electric oven, extractor hood and sink unit. Plumbing for washing machine , splash back tiles and laminate wooden flooring with double glazed window and fitted radiator.

DOWNSTAIRS WC

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

LANDING

Access to three bedrooms and family bathroom, with double glazed window to rear.

BEDROOM 1 15'3" x 11'10" (4.66m x 3.62m)

A double bedroom with newly fitted carpets and recently decorated with fitted radiator and double glazed window

BEDROOM 2 10'10" x 11'9" (3.31m x 3.60m)

A double bedroom with newly fitted carpets and recently decorated with fitted radiator and double glazed window

BEDROOM 3 6'4" x 10'0" (1.95m x 3.07m)

A good sized bedroom with newly fitted carpets and recently decorated with fitted radiator and double glazed window

BATHROOM

Fitted with a modern three piece white and newly fitted suite comprising low wc, pedestal wash hand basin, panelled bath thermostatic shower over with shower screen, part tiled with fitted radiator and double glazed window.

GARDENS

Split level garden to front majority lawned with patio area and far reaching views. Majority lawned garden to rear with communal right of way.

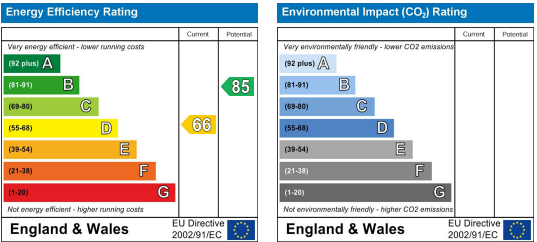
Area Map



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.