

# HUNTERS®

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## Church Lane

Dewsbury Moor, Dewsbury, WF13 4EN

Guide Price £210,000



GUIDE PRICE £210,000 - £220,000

Viewing is a must to appreciate this superbly presented three bedroom semi-detached property. The property has been extended to include two reception rooms and a modern fitted kitchen and bathroom. Externally the property has a driveway providing off street parking for multiple vehicles leading to the detached garage with beautifully manicured front and rear gardens. Situated close to both Dewsbury and Heckmondwike town centres, all local amenities and nearby schools.

VIEW THIS PROPERTY NOW WITH OUR VIRTUAL 360 VIDEO TOUR NOW



## ENTRANCE

Double glazed door to the front, radiator and stairs to first floor landing

## LOUNGE 10'5" x 17'7" (3.20m x 5.36m)

Double glazed bay window, fitted radiator, gas coal effect fire with decorative wood surround, marble inlay and hearth,

## DINING ROOM 14'10" x 9'7" (4.53m x 2.93m)

Double glazed window and radiator and understairs storage with laminate flooring.

## BREAKFAST KITCHEN 13'6" x 10'0" (4.13m x 3.06m)

A stunning fitted kitchen with a range of wall and base mounted units with ample pan drawer with granite work surfaces with breakfast bar, with fitted belfast sink with mixer tap, Lamona double oven with five ring gas hob with extractor above, integrated fridge freezer and washing machine, spotlights to the ceiling and double glazed window to the side and rear and double glazed door to the rear.

## LANDING

Double glazed window to the side, access to three bedrooms and airing cupboard housing the boiler.

## BEDROOM 1 9'1" x 14'4" (2.79m x 4.37m)

A double bedroom with the benefit of having fitted wardrobes and overhead built-in cupboards, radiator and double glazed window.

## BEDROOM 2 8'11" x 11'3" (2.73m x 3.45m)

A double bedroom with radiator and double glazed window.

## BEDROOM 3 5'10" x 9'5" (1.80m x 2.89m)

Double glazed window and radiator

## BATHROOM

Fitted with a three piece suite with fitted P Shaped bath with fitted shower screen with overhead rain shower with wall mounted shower mixer, fitted basin vanity and back to wall toilet unit with concealed cistern with fitted wash hand basin with mixer tap, extractor fan, chrome ladder style radiator, spotlights to the ceiling and tiled walls and floor.

## OUTSIDE

To the front of the property is a laid to lawn. There is a brick paved driveway to the side providing off street parking for multiple vehicles. The rear of the property is accessed via wrought iron gates, the well tended south facing rear garden has a paved area to enjoy the garden leading to the rest of the garden which is mainly laid to lawn, There is also outside lighting.

## GARAGE

Detached single garage with up and over door.

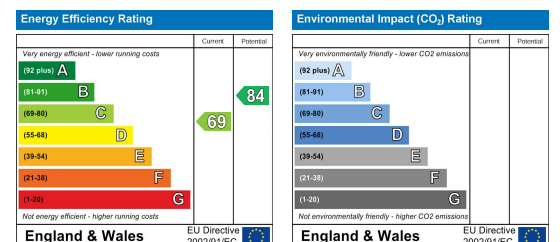
## Area Map



## 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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