



## Mountain Road

Dewsbury, WF12 0BW

Offers In The Region Of £170,000



Situated in a popular residential location is this well-presented three bedroom semi-detached property, offering spacious accommodation ideal for a range of buyers including families and first-time purchasers. The property briefly comprises an entrance hall, utility space, spacious living and dining area and kitchen to the ground floor. To the first floor are three bedrooms, a modern house bathroom and further storage space. Externally, the property benefits from a lawned garden to the front and an enclosed garden to the rear with both lawn and patio areas, providing space for outdoor seating and entertaining. Conveniently located close to local amenities, schools and transport links, this property is well placed for everyday living.



## ENTRANCE HALL

A welcoming entrance hall with patterned flooring and decorative wall finishes. Having a side-facing entrance door, central heating radiator and staircase rising to the first floor with access to the ground floor accommodation.

## UTILITY 10'3" x 9'6" (3.14 x 2.91)

A well sized additional utility room providing access to the kitchen and the living/dining room.

## KITCHEN 11'3" x 8'11" (3.43 x 2.73)

Fitted kitchen comprising a range of wall and base units with work surfaces and inset sink. Having a rear-facing window and central heating radiator, with access through to the living/dining area.

## LIVING/DINING ROOM 19'8" x 11'8" (6 x 3.57)

A spacious living and dining area having a front-facing window and rear-facing window, with central heating radiators. Offering ample space for living furniture and a generous dining area to the rear. Featuring a fireplace and access through to the kitchen.

## LANDING

Having a window and providing access to three bedrooms, the house bathroom and additional storage space

## BEDROOM ONE 11'7" x 10'4" (3.54 x 3.15)

A well-proportioned double bedroom offering ample space for bedroom furniture. Having a front-facing window and central heating radiator.

## BEDROOM TWO 10'8" x 6'4" (3.26 x 1.95)

A well-proportioned bedroom offering versatile use as a bedroom, office or dressing room. Having a front-facing window and central heating radiator.

## BEDROOM THREE 13'8" x 9'0" (4.18 x 2.75)

A well-proportioned bedroom offering versatile use as a bedroom or home office. Having a rear-facing window and central heating radiator.

## BATHROOM 7'4" x 5'10" (2.26 x 1.80)

A modern fitted bathroom comprising a three-piece suite including shower enclosure, wash hand basin and low flush WC. Finished with tiled walls, having a rear-facing window and heated towel radiator.

## EXTERIOR

To the front, the property has a lawned garden with planted borders and a pathway leading to the entrance. To the rear, there is an enclosed garden comprising a lawn and patio area, offering space for outdoor seating and entertaining.

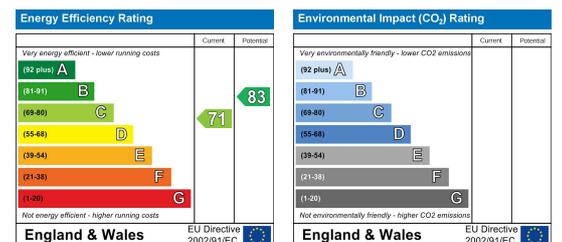
## Area Map



## 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.