

# HUNTERS®

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## High Street

Hanging Heaton, Batley, WF17 6DP

Offers In The Region Of £415,000



A truly amazing family home, well-proportioned detached property this is, situated in the ever-popular village of Hanging Heaton. The property benefits from a lounge dining room and a 22ft conservatory with far-reaching views to Grange Road Valley and beyond, with two bedrooms and a family bathroom and a modern kitchen on the ground floor with an occasional/bedroom/office. Access to the first floor with two further bedrooms and a dressing area and with further access to a balcony area and a further shower room. Externally, the property has a driveway leading to the integral garage. The front is lawned with a further side garden having a patio area and with two greenhouses and vegetable boxes. To the rear, there is an enclosed tiered garden with artificial grass and a detached outbuilding with an adjoining workshop. The property is ideally situated for access to Dewsbury and Batley town centres, all local amenities, schooling, public transport, and commuting to the larger towns and cities can either be done via the train network from Dewsbury train station or the motorway networks are nearby.



## ENTRANCE

Through double-glazed door into hallway with central heating radiator, tiled flooring and double-glazed window to the front with fitted blinds.

Utility Room/Bedroom 11'10", x 8'3" (3.61, x 2.53m)

With secondary triple glazing window, radiator, plumbing for washing machine, laminate flooring and under stair storage cupboard.

KITCHEN 11'4" x 9'11" (3.47m x 3.04m)

Having a range of fitted wall and base units with contrasting granite work surfaces incorporating a stainless steel one and a half bowl sink with drainer and complementary splashbacks, built-in 'NEFF' electric oven with a four-ring gas hob, built-in fridge, dishwasher, and microwave. Spotlights to the ceiling, feature chrome central heating radiator, tiled flooring, and secondary triple glazing window to the front. Access to:

DINING ROOM 12'11" x 9'4" (3.94m x 2.85m)

Fitted with laminate flooring and coving to the ceiling, radiator, and patio door to:

CONSERVATORY 23'0" x 8'11" (7.02m x 2.73m)

An ideal room that can be used all year round with the added benefit of two central heating radiators and double-glazed windows to the side and rear, along with a double-glazed door leading to the rear garden.

LIVING ROOM 15'0" x 11'9" (4.59m x 3.60m)

Fitted with a focal point fireplace and an inset gas fire. Having a secondary triple glazing window to the rear and a radiator.

BEDROOM 1 12'1" x 10'11" (3.70m x 3.34m)

Having a patio door to the rear, radiator, coving to the ceiling, fitted wardrobes and dressing table.

BEDROOM 2 10'7" x 10'4" (3.25m x 3.15m)

Having secondary triple glazing window, radiator, fitted wardrobes and chest of drawers.

## FAMILY BATHROOM

With a three-piece suite comprising of: wash hand basin vanity unit, low-level WC, and elevated steps leading to a panelled bath with a shower above with fitted enclosure doors. Having an extractor fan, heated chrome towel radiator, spotlights to the ceiling, secondary triple glazing window, complementary tiled walls, and tiled flooring.

## LANDING

Double-glazed door leading to a balcony with elevated views across the Grange Road Valley and beyond.

DRESSING AREA 19'5" x 12'3" (5.93m x 3.75m )

Having a double-glazed window to the rear and fitted wardrobes.

## BATHROOM/SHOWER ROOM

With four piece suite comprising of: wash hand basin, low level WC, bidet and walk in shower. Having complementary tiled walls and double-glazed window.

BEDROOM 4 13'7" x 9'9" (4.15m x 2.98m )

Having double-glazed window to the rear, storage cupboard and access to under eaves storage.

## OUTSIDE

The property stands on a good-sized plot with a well-maintained garden to the front and a gated driveway providing ample off-street parking. There is a paved patio to the side and a further patio area with two greenhouses and vegetable boxes. To the rear, there is an enclosed tiered garden with artificial grass and a detached outbuilding with an adjoining workshop.

## GARAGE

With power and light.

OUTHOUSE/WORKSHOP 22'4" x 18'8" (6.83m x 5.71m)

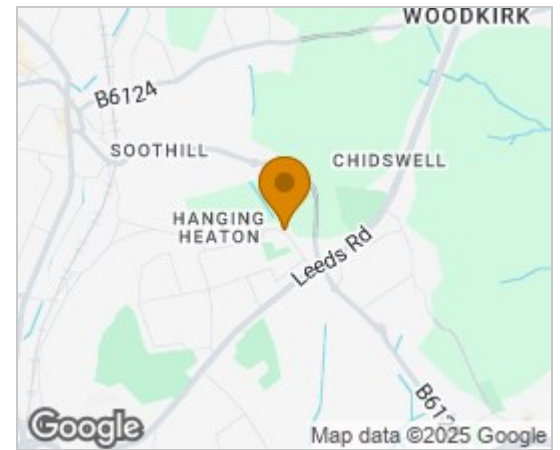
Currently used as a games room but has the potential to be used for a variety of purposes, such as a gym or an ideal place for those who require additional space and are interested in working away from the main family residence. It is equipped with power and light (3-phase electric) and has access to a further workshop area.

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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## Area Map



## Floor Plans



## Energy Efficiency Graph

