

HUNTERS[®]

HERE TO GET *you* THERE



Ullswater Avenue

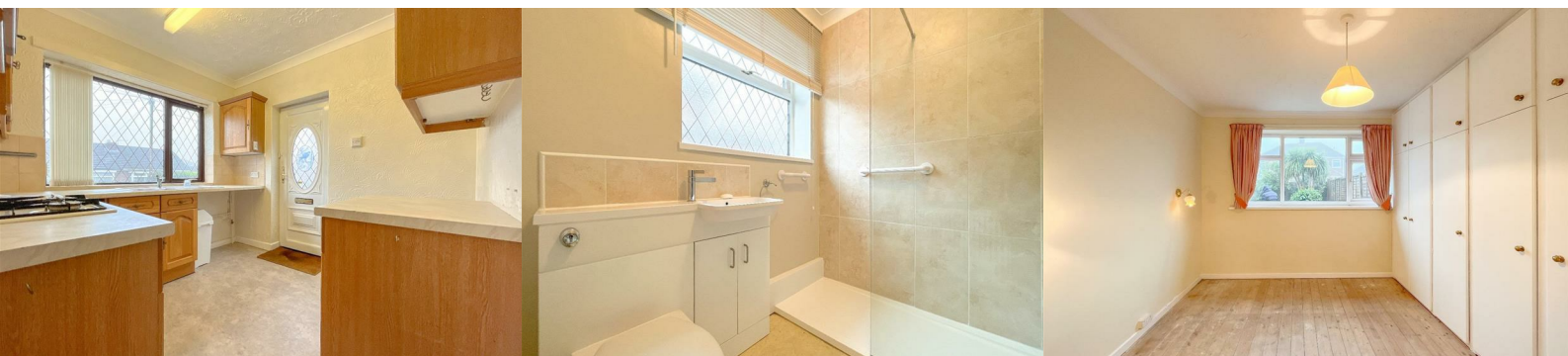
Dewsbury, WF12 7PJ

Offers In The Region Of £175,000



Close proximity to nearby shops and convenient access to Dewsbury town, as well as easy travel to Leeds (via M1) and Manchester (via M62), are expected to generate significant interest in this property. It is located in the highly sought-after residential area of Hanging Heaton.

Hunters is pleased to present for sale this two-bedroom semi-detached bungalow, offered with no onward chain. The property features a modern shower room, benefits from gas central heating, double glazing, and includes a kitchen, lounge, shower room, two bedrooms, conservatory, and a useful loft. Outside, the property offers off-road parking for two small cars at the front, with a tarmac driveway on the side leading to a single detached garage. The rear of the property boasts a delightful landscaped garden.



SIDE ENTRANCE

Through double glazed door into

KITCHEN 8'9" x 8'7" (2.69m x 2.64m)

Fitted with a matching range of base and eye level units with complimentary worktops, tiled splashbacks, 1.1/2 sink unit with mixer tap over, built in four ring gas hob and fitted oven, with extractor over, space for washing machine and space for freestanding fridge freezer, double glazed window and radiator, door leading to

INNER HALLWAY

Providing access to lounge and two bedrooms and shower room, loft opening with drop down ladder

LOUNGE 15'6" x 11'5" (4.74m x 3.49m)

A large reception room with focal point wall mounted gas fire with marble hearth and wooden surround, large bay double glazed window and radiator, coving and fitted wall lights.

BEDROOM 1 12'0" x 9'7" (3.66m x 2.93m)

A double bedroom with fitted wardrobes with double glazed window, radiator and fitted wall lights.

BEDROOM 2 9'6" x 8'9" (2.92m x 2.68m)

Fitted with laminate flooring and double glazed window and radiator, with sliding patio door leading to

CONSERVATORY 7'4" x 7'1" (2.24m x 2.18m)

Ideal room which has plenty of natural light overlooking the rear garden and is an ideal place for rest and relaxation and fitted with laminate floor covering and double glazed door to rear garden,

SHOWER ROOM

A modern shower room with walk in double shower with fitted glass screen, with wall mounted electric shower over , fitted freestanding combined WC and sink vanity unit, part tiled ceramic walls and double glazed window and fitted radiator.

LOFT

Fully boarded with skylight window and access to further storage into eaves fitted with house boiler.

OUTSIDE

The property has off street parking to the front and has a well maintained and landscaped garden to the rear offering ample space for rest and relaxation.

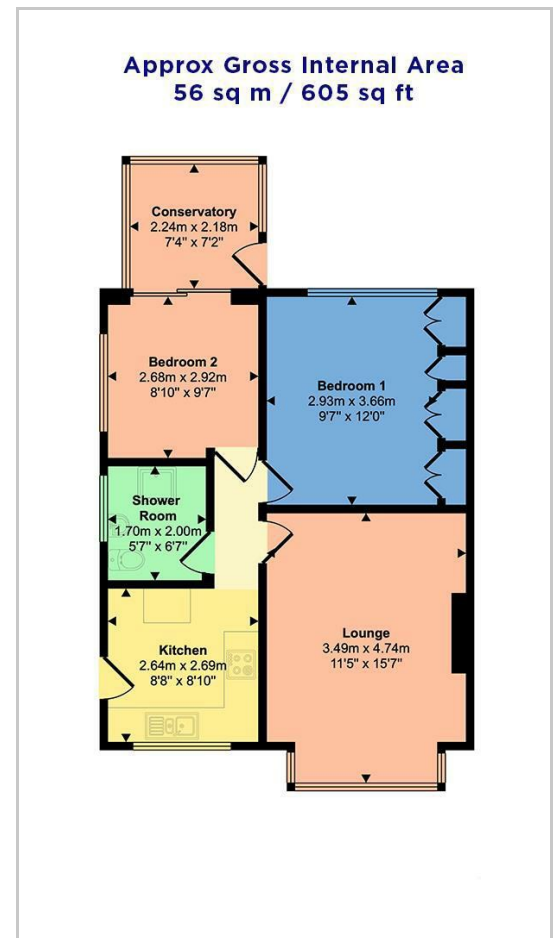
GARAGE

Having a detached single garage with up and over door.

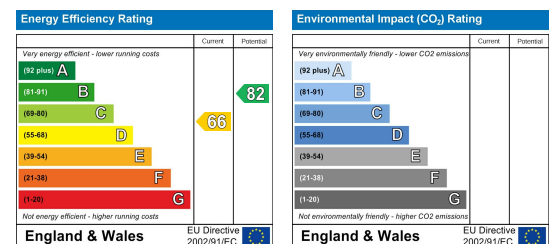
Area Map



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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