



## Longlands Road

Dewsbury, WF13 4AB

Guide Price £350,000



GUIDE PRICE £350,000 - £370,000

Take a look at this impressive and well presented executive property, tucked away off Halifax Road is Longlands Road along with other quality properties is this four bedroom stone built detached family home. The front of the property gives way to plenty of space that can accommodate numerous vehicles with further integral house garage. The property and its grounds have been well maintained by its present owners. The property comprises of: Entrance porch, Entrance Hall, Separate WC, Lounge and Dining Room, Kitchen/Diner, Inner Hallway, Landing Four Bedrooms and modern family shower room. To the exterior of the property there are well kept gardens at the front with the rear being low maintenance with ample privacy from the surrounding properties. It is situated in a prime location close to Dewsbury Hospital and is only a short drive away from Dewsbury town centre and train station and with good access to the motorway networks. The property also benefits from being close to the local shops and schools, including St Joseph's Primary School. NO ONWARD CHAIN INVOLVED



## ENTRANCE PORCH

The entrance porch has tiled flooring and a hardwood double glazed door leads into the hallway.

## HALLWAY

Spacious hallway, with modern wall mounted radiator and fitted with laminate floor and useful understairs storage cupboard. Doors lead to lounge, dining kitchen and cloaks WC.

## DOWNSTAIRS WC

Contains a two piece white suite comprising of WC and wash hand basin inset in vanity unit. Tiled floor and complementary part tiled walls.

## LOUNGE 10'9"x 17'3" (3.28m x 5.26m)

This spacious room with feature wall, with wall mounted fireplace gas fire inset into the wall and laminate flooring. An archway leads into the dining room.

## DINING ROOM 10'9" x 9'9" (3.28m x 2.99m)

Laminate flooring and double glazed french doors lead out to the rear garden, door to the dining kitchen.

## DINING KITCHEN 9'8" x 14'2" (2.96m x 4.32m)

Fitted with a range of modern gloss wall and base units, inset sink and complementary work surface with matching splash backs. Built in double electric oven and five ring gas hob with chimney style extractor hood above. Built in microwave, integrated dishwasher and space for American style fridge freezer. Laminate flooring and contemporary vertical radiator. An external double glazed leads out to the side of the property.

## LANDING

Doors lead to four double bedrooms and family shower room

## BEDROOM 1 9'3" x 14'7" (2.84m x 4.46m)

The master bedroom has fitted wardrobes and overhead storage cupboard. Laminate flooring and lovely views over the park

## BEDROOM 2 7'11" x 12'2" (2.42m x 3.72m)

Double room having fitted wardrobes with sliding doors providing plenty of storage. Laminate flooring.

## BEDROOM 3 10'5" x 7'11" (3.19m x 2.43m)

Another double room with laminate flooring

## BEDROOM 4 10'9" x 6'9" (3.30m x 2.07m)

Small double room with fitted wardrobes. Laminate flooring and lovely views over the park

## SHOWER ROOM

Contains a modern three piece white suite comprising of double walk-in shower enclosure with rainwater shower head, WC and wash hand basin inset in vanity unit. Extractor fan, complementary tiled walls and floor.

## GARDEN

To the front, the property enjoys beautiful views open views over the park. and a lawned garden with mature trees and shrubs. To the rear is a spacious low maintenance paved enclosed rear garden providing ample privacy from the surrounding properties.

## PARKING

There is a driveway providing ample off street private parking which leads to an attached single garage.

## GARAGE 9'6" x 17'7" (2.90m x 5.38m)

Fitted with an up and over door, Ideal for storage of large household items and housing the main house boiler, door to rear yard. Benefits from power and light.

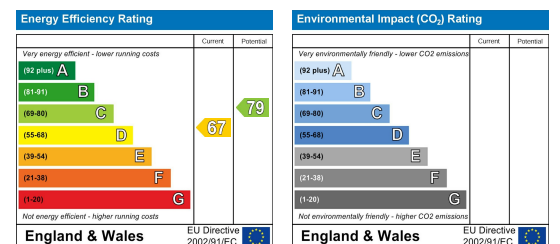
## Area Map



## 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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