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HERE TO GET *you* THERE



Aspen Grove

Dewsbury, WF13 2LQ

Guide Price £235,000



GUIDE PRICE £235,000 - £245,000

Nestled within this select development off Moorlands Road, Dewsbury is this link detached three-bedroom family home, comprising of: entrance hall, Downstairs WC, spacious lounge, and open plan kitchen diner, first floor landing, master bedrooms with en-suite, two further bedrooms and house bathroom. Benefitting from a good-sized front garden with driveway providing off street parking for two cars leading to link detached garage with up and over door provides access to enclosed private gardens to rear. Situated close to nearby shops, schools and walking distance to nearby Dewsbury bus and train station and ideally placed for travel to Wakefield and Leeds and beyond.



ENTRANCE

Through double glazed composite door into entrance with laminate flooring and fitted radiator

DOWNSTAIRS WC

Low level WC, wash hand basin with taps and splashback tiling, double glazed window and fitted radiator.

LOUNGE 12'2" x 13'0" (3.71m x 3.97m)

A spacious family room with fitted laminate flooring with focal point feature coal effect gas fire with living flame with wooden surround with marble inlay and hearth, double glazed window, fitted radiator and coving to ceiling.

KITCHEN DINING 15'5" x 9'11" (4.72m x 3.04m)

Fitted kitchen with tiled floor with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer with electric oven, gas hob and extractor hood. Coving to ceiling, fitted radiator and understairs storage cupboard. Plumbing for washing machine and dishwasher. Composite double glazed windows and double glazed patio door to garden and composite double glazed door to side

LANDING

Access to three bedrooms and family bathroom with double glazed window and loft opening(not inspected)

BEDROOM 1 12'5" x 12'4" (3.79m x 3.78m)

A spacious double bedroom with double glazed windows and radiator and fitted wardrobes to one wall and dressing area.

EN SUITE

Fitted with a walk in shower cubicle with wall mounted showerover and being fully tiled and having a vanity hand wash basin with fitted storage.

BEDROOM 2 8'4" x 7'2" (2.55m x 2.20m)

Another double bedroom with double glazed window and fitted radiator

BEDROOM 3 6'2" x 7'5" (1.88m x 2.27m)

A single bedroom with double glazed window and radiator.

BATHROOM

Fitted with a three piece suite with panelled bath with mixer tap, wash hand basin and WC. Part tiled walls and double glazed window to side.

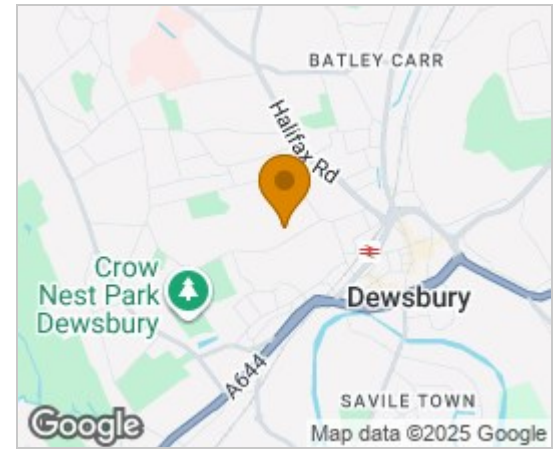
OUTSIDE

The property has established front garden which is mainly lawned. The rear garden has a paved patio seating area and raised lawned area stocked with trees perfect for relaxing or entertaining family and friends over the summer months.

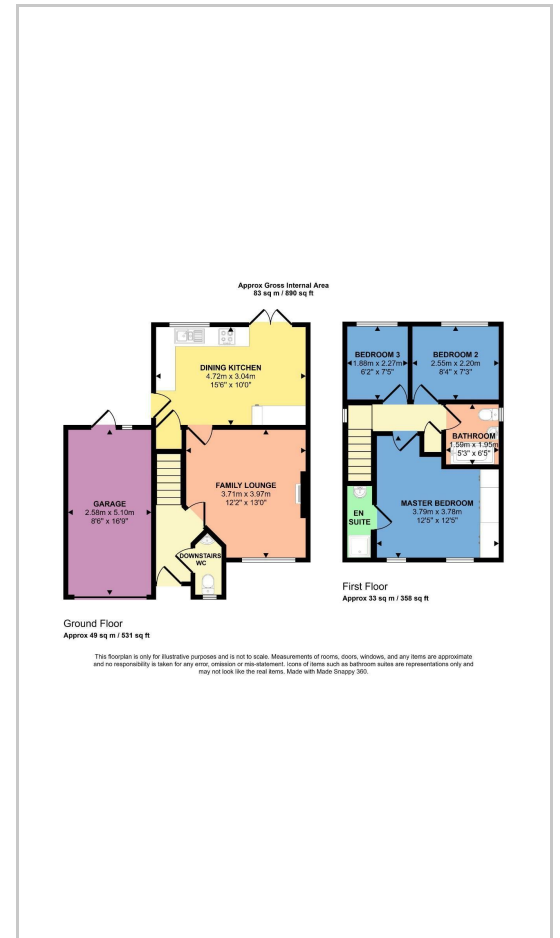
GARAGE 8'5" x 16'8" (2.58m x 5.10m)

The property benefits from a front driveway to side providing off street parking leading to the integral garage with up and over door, ideal for secure parking or ample storage space for household bikes and

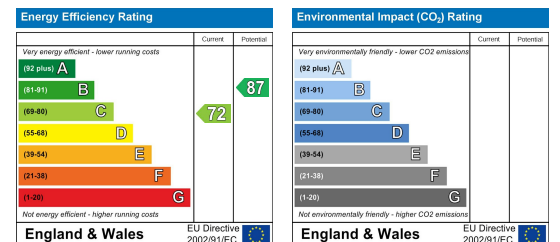
Area Map



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.