

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Patterdale Road

Dewsbury, WF12 7NP

Offers In The Region Of £190,000



An internal appraisal of this mature and extended semi detached residence will reveal a home of most generous proportions, ideally suiting the family looking to downsize without compromising on living space. Located on a prime corner position within a sought after and well regarded residential location and being handily placed for access to a number of local towns, cities and ease of access to nearby White Rose Shopping centre as well as the M1(J40) and M62(J28) motorways. The property itself, which enjoys the benefits of gas central heating together with double glazing, briefly comprises a reception hallway, sizeable 20ft long through lounge, lounge and open plan formal dining room, kitchen, two double bedrooms and fitted three piece house bathroom/w.c. Externally a driveway to the side provides ample off street parking which in turn leads to an adjoining single car garage. There are predominantly low maintenance gardens to both the front and side, whilst to the rear there is a rear tiered paved garden. Hanging Heaton itself is further served by a range of nearby facilities and amenities together with local schooling and transport. We would consider an early viewing of this delightful home at an early opportunity in order to avoid disappointment.



## HALLWAY

Through double glazed door and fitted storage for coats, radiator and access to loft with drop down steel ladder.

## LIVING ROOM 20'1" x 11'3" (6.14m x 3.44m)

The spacious lounge is situated to the front of the property with coving to the ceiling and fitted wall lights, large double glazed window with fitted blinds allowing plenty of natural light and benefits from having a stone fire place gas fire, feature clad wall to one side and two fitted radiators and sliding door into the lounge room.

## LOUNGE 11'3" x 9'0" (3.44m x 2.75m)

Fitted with sliding patio door to rear with fitted wall lights and radiator

## DINING ROOM 11'5" x 9'0" (3.50m x 2.75m)

The dining room is also situated to the rear of the property and benefits from fitted radiator and double glazed window with fitted blinds and double glazed door to the side, door to useful storage area with plumbing for dryer.

## KITCHEN 7'11" x 9'4" (2.42m x 2.85m )

The kitchen offers a selection of base and wall units with contrasting worktop with induction hob with fitted extractor and fitted electric oven 1 1/2 sink with drainer and benefiting from having tiled walls, space for under counter fridge and and plumbed for washing machine and door to useful store room.

## BEDROOM 1 12'11" x 10'6" (3.96m x 3.21m)

Double bedroom with fitted wardrobes and dressing area with double glazed window with fitted blinds and radiator.

## BEDROOM 2 8'11" x 9'6" (2.74m x 2.90m)

Double bedroom with fitted wardrobes with double glazed window with fitted blinds and radiator.

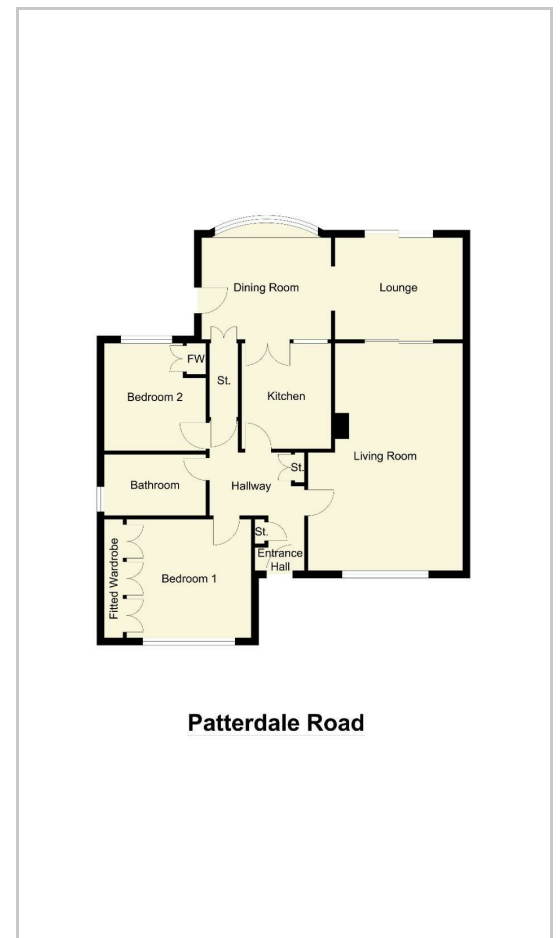
## BATHROOM

The bathroom offers a three piece suite with panelled bath with combination hand wash with vanity basin and concealed cistern with low level WC with ample storage and vanity mirror, tiled walls, fitted radiator and double glazed window and ceiling spot lights

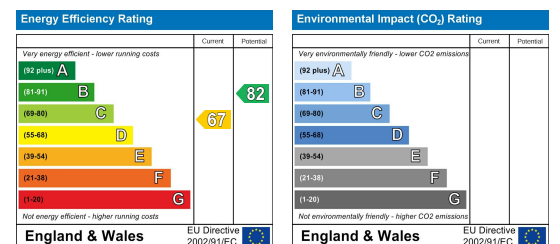
## Area Map



## 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.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL

Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>