

HUNTERS[®]

HERE TO GET *you* THERE



Windermere Road

Dewsbury, WF12 7PQ

Guide Price £270,000



GUIDE PRICE £270,000 - £290,000

Look at this wonderful family home, located in the ever-popular area of Hanging Heaton. This property has already been extended to the side, offering a growing family the opportunity to move into a spacious family residence while avoiding rising building costs and the unnecessary stress associated with extending a home. The property features an entrance hallway, separate lounge, and sitting room, which opens into the extended kitchen. The first floor comprises four bedrooms, a family bathroom, and a separate WC. Externally, there are attractive gardens to the front, along with a patio seating area and a private, enclosed rear garden. A driveway provides off-street parking and leads to an internal garage with a remote-access roller shutter door. The property is well placed for local amenities, including shops and schools. Local bus routes are nearby, and there is excellent access to the motorway network for travel to Leeds, Manchester, and further afield. Offered with no onward chain, this property is sure to be of interest to first-time buyers and growing families looking for a spacious family home in the WF12 area. Early viewing is recommended to avoid disappointment.



HALLWAY

Hallway with access to the first floor, a fitted radiator, and doors leading to the lounge and dining room.

LOUNGE 11'10" x 13'1" (3.63m x 4.00m)

The lounge is positioned to the front of the property, with a bay window allowing plenty of natural light to flow through. The focal point of the room is the fireplace, perfect for those winter months.

DINING ROOM 14'10" x 9'11" (4.54m x 3.03m)

The property benefits from a second reception room in the form of a dining room, with a window overlooking the rear garden.

KITCHEN 9'5" x 7'11" (2.88m x 2.43m)

The kitchen forms part of the extension to the property and is fitted with a range of modern, sleek grey gloss wall and base units with solid worktops over, providing ample storage. There is space for a cooker, along with a sink unit featuring a side drainer and mixer tap. The kitchen also benefits from an under-stairs store cupboard/pantry, windows to the rear and side elevations, and a door providing access to the rear garden. A useful storeroom houses the main house boiler.

LANDING

Access to four bedrooms and the family bathroom.

BEDROOM 1 9'4" x 13'4" (2.86m x 4.07m)

A double bedroom featuring a bay window, fitted storage cupboards, and a fitted radiator.

BEDROOM 2 10'6" x 10'5" (3.21m x 3.19m)

A double bedroom with a double-glazed window and a fitted radiator.

BEDROOM 3 6'9" x 12'7" (2.07m x 3.84m)

A double bedroom with a double-glazed window and a fitted radiator.

BEDROOM 4 7'2" x 7'2" (2.19m x 2.19m)

A single bedroom with a double-glazed window and a fitted radiator.

BATHROOM

The family bathroom comprises a three-piece suite comprising a WC, wash hand basin, and panelled bath with shower over.

SEPARATE WC

Fitted with a low-level WC.

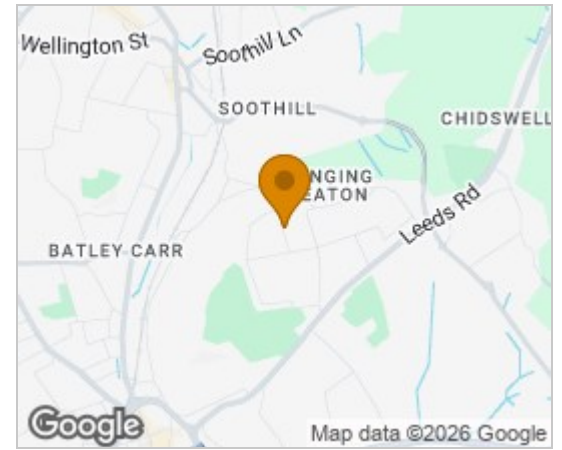
OUTSIDE

Externally, to the front of the property, there is a driveway and a low-maintenance garden, providing ample off-road parking. The garage also offers the potential to be converted into further living accommodation, subject to the necessary planning permissions and building regulations. The rear garden is of a good size and overlooks the cricket ground to the rear. It features a lawned area, patio, and pebbled sections, all enclosed to provide a secure and private outdoor space for families.

GARAGE 7'0" x 13'6" (2.15m x 4.14m)

An integral garage with a remote-controlled roller shutter door and a further door providing access from the rear garden.

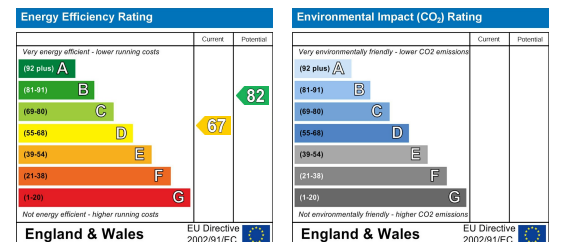
Area Map



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.