



Heybeck Lane

Dewsbury, WF12 7QT

Offers Over £185,000



Offered for sale: a two-bedroom semi-detached bungalow with a single garage in a lovely location, featuring open rural views to the rear of the property.

The property benefits from central heating, double glazing, and gardens to both the front and rear. It comprises an open-plan kitchen/dining area, a lounge, two good-sized bedrooms (one currently used as a dining room), a shower room, loft access for additional storage, and a delightful conservatory overlooking the quiet countryside.

It is conveniently located within easy distance of Leeds, Wakefield, Dewsbury, and the M1 and M62 motorways, with a nearby bus route. This superb, cosy bungalow is ready to move into.



ENTRANCE

Through double glazed entrance door and access into lounge

LOUNGE 13'6" x 12'5" (4.12m x 3.81m)

Feature double glazed window. Feature fire surround with marble inset and hearth with flame effect fitted gas fire. Single panel radiator with fitted wall lights and coving to ceiling.

OPEN PLAN KITCHEN DINING ROOM 16'7" x 13'0" (5.08m x 3.97m)

Fitted with a matching range of fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, fitted four ring gas hob with double oven and extractor over , plumbing for automatic washing machine, tiling between the worktops and wall units, space for fridge freezer, plumbing for automatic machine.

INNER HALLWAY

Access to bedroom and dining room and loft access with drop down ladder.

BEDROOM 1 10'6" x 12'6" (3.21m x 3.83m)

Overlooking the front garden with double glazed window and fitted radiator.

BEDROOM 2 10'0" x 8'2" (3.06m x 2.50m)

This room was previously a bedroom but was adapted by the previous owner to accomodate a dining room with fitted radiator and double doors leading to the conservatory.

CONSERVATORY 11'6" x 6'11" (3.52m x 2.12m)

An excellent room to relax and excellent views of the rear garden and further afield. Double glazed door leading to rear garden.

EXTERIOR

A well maintained lawned garden to the front with hardstanding driveway to the side, providing off street parking with a pathway leading to the front door. To the rear, an enclosed rear garden area with seasonal plants and shrubs and fitted with useful cold water outside tap.

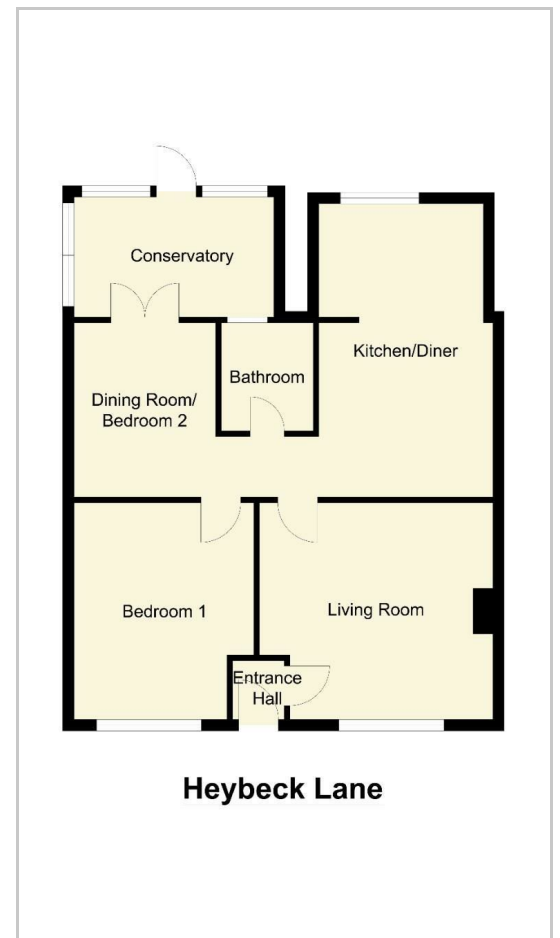
GARAGE

Detached single garage with up and over door, located at the rear of the property, ideal for storage.

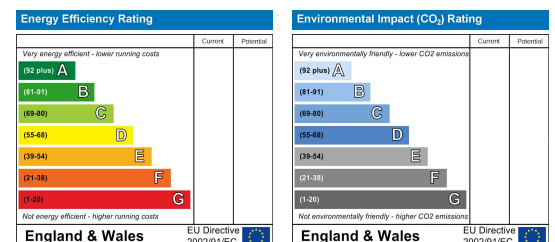
Area Map



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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