

# HUNTERS®

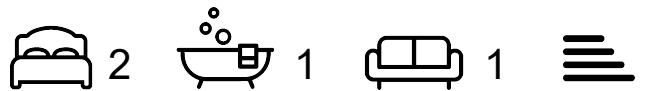
HERE TO GET *you* THERE



## Kimberley Street

Thornhill Lees, Dewsbury, WF12 9HE

Offers In The Region Of £130,000



Hunters are pleased to offer for sale this impressive and well maintained two bedroom mid terrace property situated in Kimberley Street in Dewsbury. An internal inspection is highly recommended to appreciate the accommodation provided which briefly comprises of spacious lounge, kitchen and access to a cellar on the lower ground floor whilst to the first floor a Landing gives access to Two bedrooms and a bathroom. Externally there is a garden area to the front with lawned garden to the rear. This property is being sold with no onward chain.





ENTRANCE

Through hardwood door straight into lounge

LOUNGE 14'11" x 13'9" (4.56m x 4.21m)

Having a feature tiled surround with inset coal effect gas fire with living flame, with exposed flooring, double glazed window to front elevation, radiator.

KITCHEN 13'9" x 7'1" (4.20m x 2.18m)

Having a good range of range of base and wall mounted units with complimentary work surfaces incorporating stainless sink with mixer tap, double glazed window to rear elevation with views over the garden, wood effect flooring, gas cooker point, plumbing for washing machine, access down to cellar, stable style door giving access out to rear garden.

CELLAR

Ideal for storage

LANDING

Access to two bedrooms and house bathroom, with loft opening ( Not inspected)

BEDROOM 1 13'10" x 11'10" (4.23m x 3.62m)

Having feature exposed floorboards, double glazed window to front elevation, feature fireplace, radiator

BEDROOM 2 8'8" x 7'1" (2.66m x 2.17m)

Having feature exposed floorboards, double glazed window to rear elevation overlooking the garden, radiator.

BATHROOM

Having suite to comprise panel bath with electric shower unit over, pedestal wash hand basin and low level WC, double glazed window to rear elevation, feature exposed floorboards, part tiling to walls.

GARDEN

There is a small garden area to the front with wall boundary and pathway to the front entrance door whilst at the rear of the property there is a patio seating area onto lawn with mature trees, shrubs and borders, wooden shed and fence boundary.

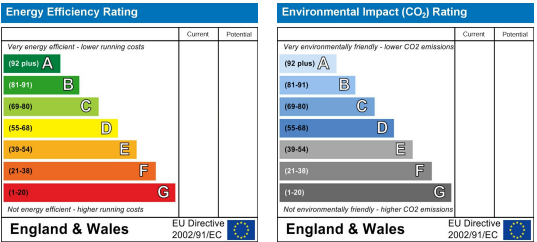
Area Map



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.