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High Street

Westown, Dewsbury, WF13 2SQ

Offers Over £350,000



A great opportunity to acquire one of Dewsbury's most historical properties. Westown Lodge dates back to the 1850s. The property has undergone full internal renovation in recent years including a new roof. The accommodation comprises of , lounge, dining room, modern kitchen, three bedrooms, stunning four piece spacious modern bathroom suite with double shower enclosure. Externally, the property has extensive large rear enclosed gardens with ample parking including a garage and car port .



Entrance Hall

Solid timber entrance door, into a well presented hallway tastefully decorated, with staircase to the first floor and having exposed wood flooring entrance access to lounge and dining room

Lounge 12'0" x 13'2" (3.68m x 4.02m)

Impressive family room with period open fireplace with fitted dual fuel log burner with exposed brick walls, two solid oak sash windows allowing plenty of natural light and fitted radiator and exposed wooden flooring and fitted wall lights and exposed beams to ceiling

Dining Room 12'6" x 13'0" (3.83m x 3.98m)

Period style fireplace, two solid oak sash windows overlooking the front gardens, ceiling and radiator with exposed beams to ceiling and exposed wood flooring and fitted radiator. Door leading to

Kitchen 8'6" x 14'2" (2.61m x 4.32m)

Kitchen comprises a range of modern gloss style wall and base units with fitted pan drawers with fitted fridge freezer and dishwasher and oven and microwave, contrasting worktops with large sink with half and half drainer with fitted mixer taps, inset 5 ring gas hob with overhead fitted steel extractor with glass canopy and finished off with metro gloss brick tiling, belfast sink unit, built in oven, hob and hood, window, radiator and breakfast bar area and walk in pantry, and door leading to the rear yard.

Landing

Traditional staircase providing access three bedrooms and family bathroom suite and access to loft space, with exposed brick walls, with two windows providing ample natural light and fitted seating/reading space overlooking Crow nest Park.

Bedroom 1 12'11" x 12'10" (3.96m x 3.93m)

A lovely double bedrooms with fitted two double glazed windows allowing plenty of natural light with fitted wardrobe and storage space, laminate flooring.

Bedroom 2 6'6" x 12'6" (1.98 x 3.8)

A good sized bedroom with laminate flooring and double glazed window and radiator

Bedroom 3 6'4" x 12'4" (1.95m x 3.77m)

A well presented bedroom, fitted sliding wardrobes with laminate flooring and two double glazed windows

Family Bathroom

One of the stunning rooms of this family home is this contemporary four piece bathroom suite which offers everything you would expect in a family home, a remarkable double walk in shower with fitted glass panel and chrome mixer shower with overhead rain shower attachment, further stand alone bathtub has a contemporary rounded double ended shape, allowing you to rest your head at either end with modern fitted stand alone mixer tap and contemporary large wall hung hand wash basin with fitted storage and low level wc the bathroom is fully tiled with feature 3D mosaic walls with light fittings and fitted extractor fan and large double chrome heated towel rail and double glazed frosted window

Garden

The property has impressive and extremely generous lawned gardens to the front and side with ample seating areas to the front and decked seating area to the side, enjoying the with plenty of seasonal plants and mature trees. The rear is private and enclosed and accessed off High Street, Westtown via gated entrance.

Garage

Having a detached single garage with up and over door with car port to the side, with ample private off road parking for several cars with gated access.

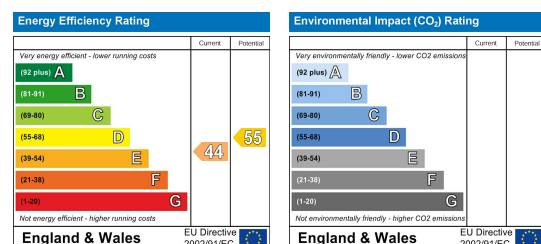
Area Map



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.

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