

HUNTERS®

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24 Northfield Road

Dewsbury, WF13 2JX

Guide Price £450,000



GUIDE PRICE £450,000 - £475,000

"HIL-DON" dates back to 1930s and was a purpose built family home situated at the head of the cul-de-sac position and retains many aspects of its original charm and character. Located in one of Dewsbury's most sought after of locations. Situated within a few minutes from the train station connecting Leeds & Manchester. The property is substantial in size with three formal reception rooms and five bedrooms with en suite to the master bedroom. The gardens are a particular feature of this property which was specifically constructed to take advantage of maximum sunshine throughout the day. Privacy is provided by a screen of mature shrubs and trees to the outer boundaries; the bulk of the garden being set to lawn with well stocked borders, raised terraces, rockeries, patios and barbeque/entertaining area.



Entrance Hall 0'0" x 0'0" (0 x 0)

Access to a large oak panelled hallway with delft rack, oak doors, feature leaded fanlight window with original stained glass. Ornately glazed feature oak entrance door having access to all ground floor rooms including a cloakroom and WC

Living Room 14'9" x 15'11" (4.5 x 4.85)

Feature oak mantle with tiled surround and inset fireplace, two wall light points, double radiator with double glazed windows and door leading to garden area.

Dining Room 15'5" x 14'9" (4.7 x 4.5)

Feature tiled fire surround with fireplace, semi-circular bay double glazed window with radiator, three wall lights

Garden Room 12'0" x 18'4" (3.65 x 5.58)

Hardwood flooring, two radiators, windows to three walls with views looking out to the garden. Door with level access

Kitchen/Dining 10'9" x 17'0" (3.28 x 5.18)

A good sized family kitchen with a wide range of base units and wall units, contrasting worktops and double corner sinks. Automatic washing machine, dishwasher and Britannia range cooker comprising gas hob and double electric oven. Double glazed window and hardwood door leading to side entrance, door to cellar and storage

Cellar 0'0" x 0'0" (0 x 0)

Useful storage cellar housing the central heating boiler

Landing 0'0" x 0'0" (0 x 0)

Staircase with half-landing to first floor. With original triple glazed stained glass window, leading onto a very handsome galleried landing, providing access to house bedrooms and family bathroom

Bedroom 1 15'6" x 15'0" (4.72 x 4.57)

Large family bedroom with extensive fitted wardrobes and fixed corner dressing table unit, radiator and two windows

Bedroom 2 15'0" x 15'0" (4.57 x 4.56)

Large family bedroom with extensive fitted wardrobes and fixed dressing table unit with drawers and shelves, radiator and window. Leading to Bedroom 3

Bedroom 3 12'0" x 12'2" (3.67 x 3.71)

Double glazed window and radiator leading to en suite wet room

Wet Room 0'0" x 0'0" (0 x 0)

Wet room with access to shower, with w.c. and hand basin; fully tiled walls and chrome heated towel radiator, with frosted double glazed window

Bedroom 4 9'0" x 10'5" (2.74 x 3.18)

Double glazed window and radiator

Bedroom 5 7'7" x 10'9" (2.32 x 3.28)

Double glazed window and radiator. Large storage cupboards and drawers. Currently used as an office.

Bathroom 0'0" x 0'0" (0 x 0)

Modern family bathroom with four piece suite. Walk in shower with mixer shower unit. Freestanding bath with modern shower tap attachment. Hand wash basin and modern radiator. Low level WC, two double glazed windows and ceramic tiles to walls and floor

Garden 0'0" x 0'0" (0 x 0)

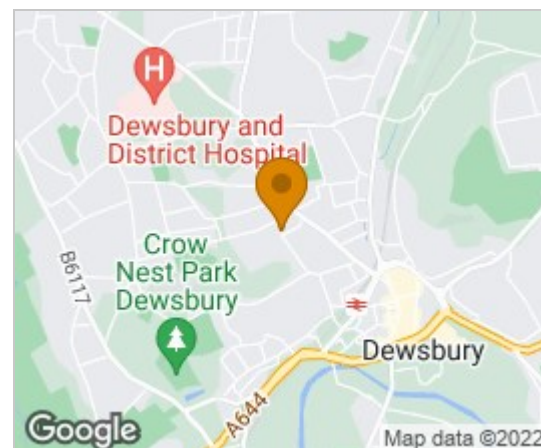
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and trees to the outer boundaries; the bulk of the garden being set to lawn with well stocked borders, raised terraces, rockeries, patios and barbeque/entertaining area. There is also a 8' x 12' greenhouse and wooden garden shed to the rear of the garage.

Garage 0'0" x 0'0" (0 x 0)

The property has driveway with ample off road parking leading to attached garage with ample storage space, having cold water supply, power, light and door to garden

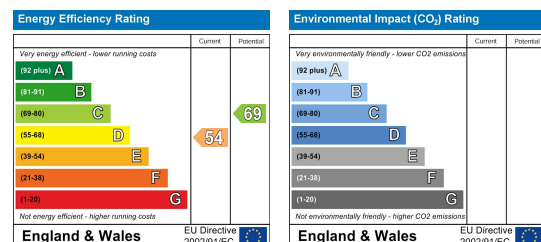
Area Map



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.

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