

HUNTERS[®]

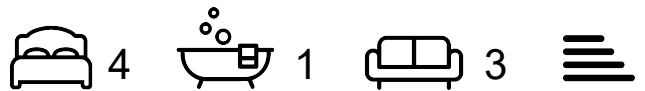
HERE TO GET *you* THERE



Pennine Road

Dewsbury, WF12 7AW

Offers In The Region Of £375,000



Excellent opportunity for the family purchaser to acquire this four-bedroom detached family home occupied by the current owners for 32 years. Offering spacious accommodation throughout. Located in this ever-popular area and situated on a substantial plot offering numerous possibilities, with panoramic views to the rear elevation. Immaculately presented, this property is a real credit to the present owner, and we would highly recommend an early viewing. Benefiting from gas central heating and PVCu double glazing, the property briefly comprises: Entrance front Porch leading to WC, Hall, Lounge, Dining Room, Garden Room, Kitchen, Side Porch, four bedrooms, Family Bathroom, and separate W/C. To the outside of the property, there is a garden to the front with mature plants and a driveway to the side offering ample parking. There is also a spacious large integral garage with storage/workshop, and an extensive garden to the rear, mainly laid to lawn with flower and shrub borders, along with a patio seating area and views across the Pennines. **EARLY VIEWING RECOMMENDED.**



PORCH
Entrance through a composite double-glazed door, with laminate flooring and underfloor heating.

DOWNSTAIRS WC
Fitted with a low-level WC and corner sink unit with mixer tap and vanity storage, along with a wall-mounted heated towel/radiator. Having laminate flooring with underfloor heating.

HALLWAY
Spacious hallway with fitted solid wood parquet flooring and a fitted radiator, with access to storage space for coats and shoes. Providing access to the lounge, dining room, kitchen, and integral garage.

FAMILY LOUNGE 15'9" x 11'10" (4.81m x 3.63m)
Having a feature wood fire surround with inset coal-effect gas fire with living flame, marble hearth and back plate, feature coving to the ceiling, and a radiator.

GARDEN ROOM 15'3" x 8'6" (4.66m x 2.61m)
Accessed through bi-folding doors into this impressive and spacious room, complete with underfloor heating, a wall-mounted electric heater, fitted blinds, and a remote-controlled ceiling blind. French patio doors lead to the rear garden.

DINING ROOM 12'4" x 8'7" (3.78m x 2.62m)
Spacious dining room with fitted solid wood parquet flooring, a radiator, and a double-glazed window overlooking the rear garden.

KITCHEN 9'5" x 10'6" (2.88m x 3.22m)
Fitted wall and base units comprising a stainless steel 1½ bowl sink and drainer with complementary worktops and splashback tiling. Built-in electric oven with five-ring gas hob and cooker hood with glass canopy and extractor above. Integrated dishwasher and fridge, with a double-glazed window, a useful serving hatch into the dining room, and a door providing access to a useful store cupboard.

UTILITY ROOM 5'4" x 6'11" (1.64m x 2.12m)
A useful room providing ample storage for household appliances such as a washing machine, with additional space for a dryer and further storage. Also housing the main house boiler. Side porch featuring a fitted breakfast bar seating area and a radiator. Access to the rear garden via a double glazed door.

LANDING
A spacious first-floor landing with two large windows and fitted blinds, along with useful storage space and a loft access point.

BEDROOM 1 9'10" x 17'10" (3.00m x 5.45m)
Situated above the integral garage, the master bedroom features fitted wardrobes and base units including dressing table and an inset wash hand basin. The room benefits from ample natural light via five double-glazed windows and includes two fitted radiators.

BEDROOM 2 15'5" x 11'8" (4.72m x 3.56m)
A double bedroom with fitted wardrobes to one side, a dressing table area, two double-glazed windows, and a radiator.

BEDROOM 3 7'7" x 10'9" (2.32m x 3.30m)
Another double bedroom with a double-glazed window, fitted radiator, and a door leading to a useful storage area.

BEDROOM 4 6'3" x 10'9" (1.93m x 3.28m)
Currently used as an office but would easily accommodate a single bed, with a double-glazed window and a radiator.

BATHROOM
Comprising a three-piece white suite with a wash hand basin, panelled bath, and walk-in shower cubicle with wall-mounted mixer shower. Fully tiled walls and flooring, with a fitted radiator and a double-glazed frosted window.

SEPARATE WC
Having a low-flush WC with part-tiled walls and a frosted double-glazed window.

INTEGRAL GARAGE/WORKSHOP 16'0" x 17'8" (4.89m x 5.41m)
The property also boasts a large integral garage with power, lighting, and a water tap, along with a newly fitted remote-access roller shutter door (2026). The garage includes a useful workshop section, ideal for those who are self-employed and require secure parking and storage, and also provides access to the rear garden via a double-glazed door.

GARAGE WC
Useful low-level WC with a wash hand basin and a frosted double-glazed window.

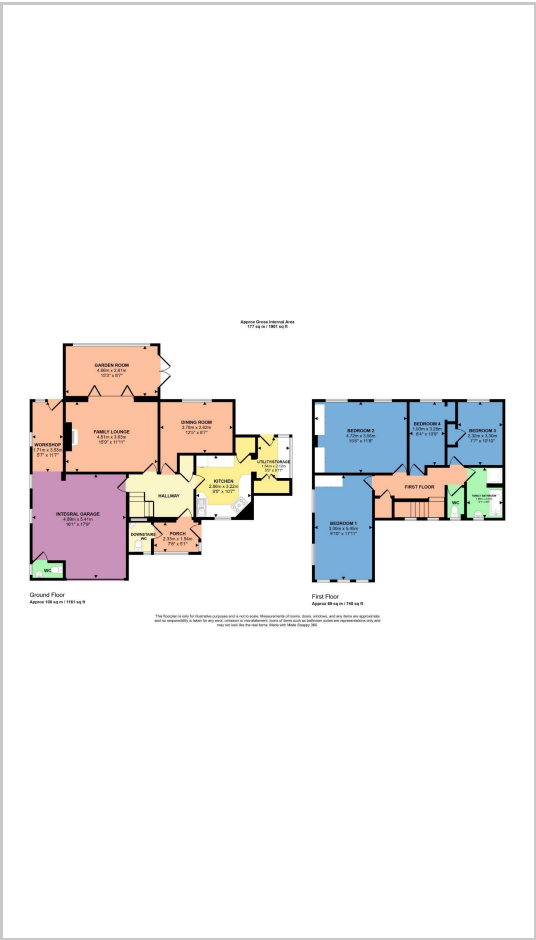
OUTSIDE
The front of the property has gated access and is mainly low maintenance, featuring a brick-paved driveway with seasonal plants, shrubs, and a rockery, along with access to the side of the property leading to the rear garden. To the rear, there is a paved patio seating area (with an electric awning) with steps down to a large enclosed garden, enjoying panoramic views to the rear elevation. The immaculately presented, established garden also benefits from views towards the Pennines. The property also includes an additional store area located outside to the side porch, as well as a further BBQ area with access to the integral garage.

PARKING
The property benefits from off-road parking via the front driveway, leading to the integral garage, providing secure overnight parking.

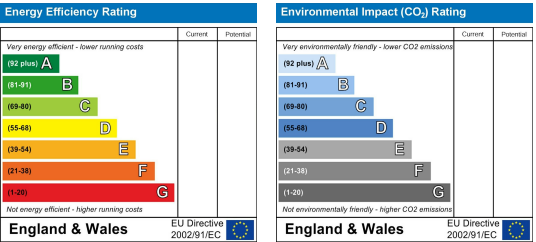
Area Map



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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