

HUNTERS[®]

HERE TO GET *you* THERE



Heckmondwike Road

Dewsbury, WF13 3NF

Offers Over £125,000



This modern two-bedroom terrace offers an ideal home for young or growing families, combining comfortable living space with a convenient location. The accommodation includes an entrance lobby, spacious living room, and a contemporary fitted kitchen diner. Upstairs there are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden and a driveway providing ample off-street parking. Perfectly positioned for access to all local towns such as Dewsbury and Heckmondwike with all local schooling, bus routes and amenities nearby. green spaces, and excellent transport links via the M1 and M62, making it a highly desirable choice for families and professionals seeking a well-connected yet community-focused home.



ENTRANCE

Part double glazed door to front, gas central heating radiator, stairs to first floor landing.

LOUNGE 11'4" x 14'1" (3.47m x 4.31m)

Double glazed window to front with views across Dewsbury and beyond. Gas central heating radiator, telephone and TV points, wall mounted electric fire.

KITCHEN DINER 14'9" x 7'1" (4.51m x 2.16m)

Modern white gloss fitted kitchen with a range of wall and base units including glass display cabinets. Complementary work surfaces and splash back tiling. Stainless steel sink drainer with mixer tap, gas hob and electric oven. Gas central heating radiator, under unit floor heater and door leading to under stairs storage cupboards. Two double glazed windows to rear and part double glazed door to garden.

LANDING

Access to loft space via drop down ladder. The loft has been boarded and benefits from a skylight and lighting. Doors to all first floor accommodation.

BEDROOM 1 12'7" x 10'7" (3.85m x 3.24m)

A double bedroom with double glazed window to front with far reaching views across Dewsbury, Mirfield and beyond. Sliding door fitted wardrobes to one wall and gas central heating radiator.

BEDROOM 2 7'10" x 7'8" (2.39m x 2.36m)

Another double bedroom with double glazed window to rear, gas central heating radiator and cupboard housing the boiler.

BATHROOM

Benefiting from athree piece suite consisting of a wash hand basin, WC panelled bath with mixer tap and shower attachment. and frosted double glazed window and gas central heating radiator and having fully tiled walls.

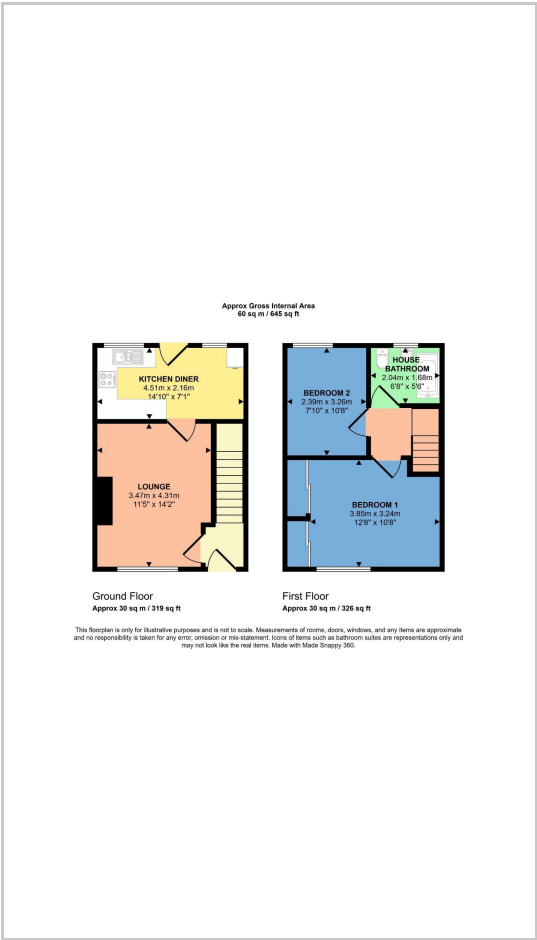
EXTERIOR

To the front of the property the garden has been laid to lawn and has a paved seating area. The tiered rear garden has a good level of privacy from the neighbouring properties and benefitting from two paved sitting areas, lawned area, and outside watering tap. A brick built shed for storage is to remain. Parking in on street to the front.

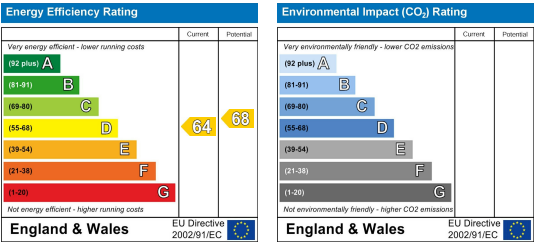
Area Map



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.