



## Upper Road

Dewsbury, WF13 2DQ

Guide Price £280,000



GUIDE PRICE £280,000 - £290,000

An impressive four bedroom detached family home located in a desirable residential area of Batley Carr Dewsbury. A superb, detached home boasting generous living accommodation throughout. The property consists of hallway, lounge and sitting room and further dining kitchen, Inner hallway leading to bedroom 4 with study/office with stunning new shower room and new WC, Three first floor bedrooms and stunning bathroom suite with enclosed rear garden & off-street parking to the front. Situated close to nearby local shops, local schools & Dewsbury District Hospital. The property located in Batley Carr, where there are located nearby to Redbrick Mill Shopping complex and shops, restaurants. There is also a health centre and two well thought of local primary schools. Located to nearby Dewsbury railways station which provides regular services to Leeds and Manchester. This property is being sold with no onward chain.



## ENTRANCE HALLWAY

Through hardwood door to hallway. New fitted carpets and under stairs storage, with access to lounge, second sitting room, kitchen with dining area and radiator and stairs leading to first floor

**LOUNGE 11'7" x 12'8" (3.54m x 3.88m)**

Large family room with bay window to front elevation new carpets and radiator

**SITTING ROOM 11'8" x 11'11" (3.57m x 3.64m)**

Carpeted and with tiled fire surround, radiator. Having French doors leading to dining kitchen area.

**DINING KITCHEN 19'1" x 8'10" (5.82m x 2.70m)**

A newly fitted kitchen in (2025) with base and wall units with worktop incorporating half drainer stainless steel inset sink with mixer taps. Being part tiled with splash backs. Benefiting from a gas hob ring and gas cooker incorporated into units and worktop. Having two radiators and an ideal boiler and plumbing for washing machine and dish washer. A separate seating area double glazed double glazed window to rear elevation and patio doors with fleding to rear yard. Access to separate hallway for the ground floor extension area.

## INNER HALLWAY

Providing access to downstairs bedroom 4 and separate WC and downstairs shower room, space for storage

**BEDROOM 4 7'3" x 15'6" (2.23m x 4.74m)**

Double bedroom with fitted radiator and newly fitted carpets and doubl eglazed window

**OFFICE/STUDY 7'3" x 7'6" (2.23m x 2.29m)**

Accessed from Bedroom 4 , this can be a useful walk in wardrobe space or study/office ideal for those working from home.

## DOWNSTAIRS SHOWER

Having a large walk in shower cubicle with overhead fitted rain shower and further hand held shower. With low flush w.c and hand wash basin. Being cladded walls with radiator and extractor fan connected with lights switch. Double glazed frosted window to front elevation.

## DOWNSTAIRS WC

Having a low level w.c and sink with and radiator -( No Window )

## LANDING

Leading to three first floor bedrooms and bathroom suite. With loft opening and window to side elevation.

**BEDROOM 1 12'0" x 10'9" (3.66m x 3.30m )**

A double bedroom with newly fitted carpets and recently painted walls with double glazed window and fitted radiator

**BEDROOM 2 12'0" x 11'4" (3.68m x 3.46m)**

A double bedroom with newly fitted carpets and recently painted walls with double glazed window and fitted radiator

**BEDROOM 3 9'4" x 7'7" (2.87m x 2.32m)**

Bedroom with newly fitted carpets and recently painted walls with double glazed window and fitted radiator

## FAMILY BATHROOM

Having a new three piece suite fitted in 2025 comprising pedestal sink, low flush w.c and panelled bath, with wall mounted mixer shower with rain shower attachment and further hand held shower, fitted shower screen with . Further benefiting from a chrome heated towel radiator. Being fully cladded walls and having double glazed frosted window to front elevation.

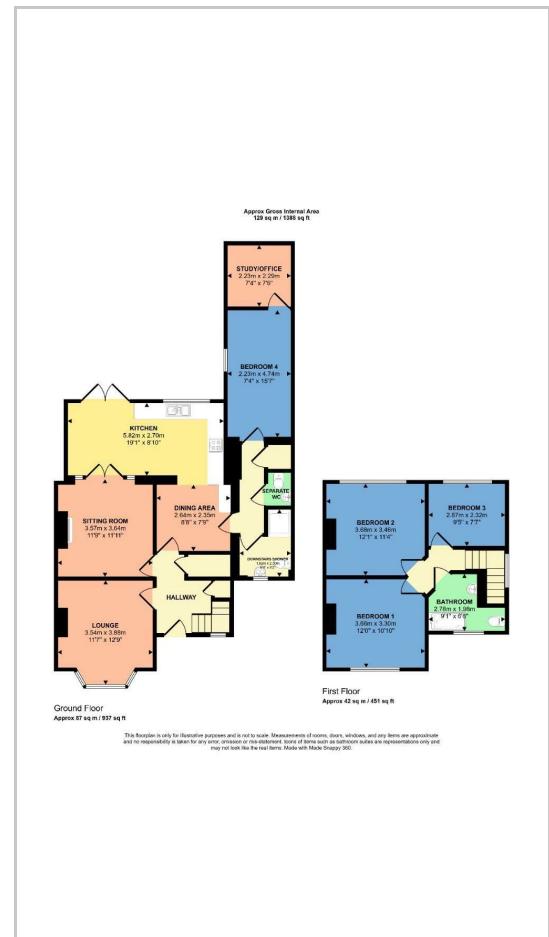
## OUTSIDE

To the front drive providing parking for two/three vehicles and being fully paved and extending to the rear and side being fully enclosed, fitted outside tap and security lights to the rear.

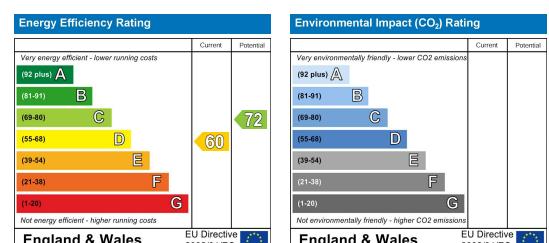
## Area Map



## 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.