



## Ennerdale Road

Dewsbury, WF12 7NG

Offers In The Region Of £320,000



Situated on this popular turning in the sought after 'The Lakes' in Hanging Heaton is this immaculately presented and well-proportioned extended four-bedroom semi-detached family home. The property boasts an impressive 21ft lounge, stunning modern open plan kitchen diner with all the integrated appliances you could ask for as well as having the fantastic bi-folding doors leading to the rear garden so great when entertaining or getting together with friends and family, contemporary modern four-piece family bathroom. Externally, the property has a front driveway for multiple vehicles and the rear garden with a wonderful patio sitting area perfect for relaxing or entertaining in. The property has been lovingly presented to the highest standards inside and out with no expense spared. Being close to all local amenities and schooling, whilst the motorway networks are just a short drive away for those wishing to travel further afield.



## ENTRANCE

Entrance through a composite double-glazed door with two side glass panels, vinyl flooring, and fitted radiator, and stairs to first floor, and doors providing access to the lounge and family room.

## LOUNGE 10'5" x 21'8" (3.20m x 6.61m)

A truly large family lounge which benefits from ample natural light and has fitted karndean flooring, with double doors leading to the open plan family dining kitchen.

## OPEN PLAN DINING KITCHEN 18'10" x 12'10" (5.75m x 3.93m)

The dining kitchen has an abundance of fitted cupboards, base units, drawers and complimentary quartz work surfaces, with fitted induction hob, steel extractor hood with fitted glass canopy. There are integrated appliances including a double oven and grill, fitted microwave oven and dishwasher and fridge freezer. The kitchen has a fitted breakfast bar seating area and ample space to accommodate a large dining table and chairs, has two double flat panel vertical wall mounted radiators and has ample light from the two fitted double glazed roof windows and bi-folding double glazed doors.

## FAMILY ROOM 8'1" x 16'1" (2.48m x 4.91m)

An ideal room which has an open plan entrance from the dining kitchen and is an ideal space for those wanting a space for another reception room away from the main family lounge, fitted ceiling spot lights and fitted vinyl flooring and a double radiator.

## UTILITY ROOM 5'11" x 9'10" (1.81m x 3.02m)

An ideal space for those large household appliances like a washing machine and dryer and has access to the WC and house garage and bedroom four, a fitted radiator and wall mounted house boiler.

## BEDROOM 4 6'2" x 10'3" (1.89m x 3.13m)

The room has a double glazed window overlooking the rear garden and a fitted radiator.

## DOWNSTAIRS WC

Fitted with a low-flush WC and a small floor-standing vanity basin unit with mixer tap, with fitted ceiling spot lights.

## GARAGE

A useful storage space for bikes and further household storage.

## LANDING

Benefitting from a large double glazed frosted window providing ample light and having access to all three family bedrooms and house bathroom, access to loft via drop down ladder.

## BEDROOM 1 10'5" x 11'8" (3.19m x 3.57m)

A double bedroom with a fitted radiator and a double-glazed window.

## BEDROOM 2 11'3" x 10'0" (3.45m x 3.07m)

A second double bedroom with a fitted radiator and a double-glazed window.

## BEDROOM 3 9'1" x 8'7" (2.77m x 2.63m)

A good-sized bedroom with a fitted radiator and a double-glazed window.

## FAMILY BATHROOM

With a four-piece suite comprising: wash hand basin with vanity storage, low level WC, and free-standing bath with wall-mounted mixer tap and walk-in double shower with fitted overhead rain shower head and further attached mixer shower. Having an extractor fan, a chrome towel radiator, spotlights to the ceiling, a double-glazed frosted window and having a large ceramic tiled floor and walls.

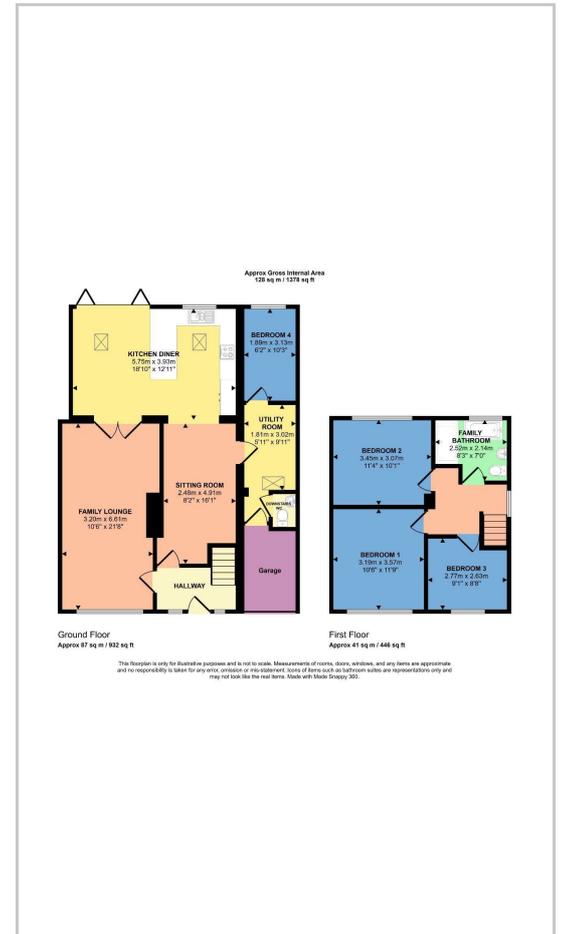
## EXTERIOR

The front of the property benefits from block paving providing ample off-street parking for 2/3 cars. The rear patio has been fitted with porcelain slab tiles, providing ample space for al fresco dining and enjoying summer BBQs, looking over the rear enclosed garden which is an ideal safe, secure place for young children. The property has the benefit of an outside tap and LED security lighting to the rear.

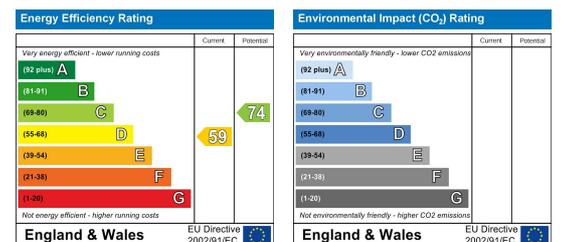
## Area Map



## 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.

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