



## Healds Road

Dewsbury, WF13 4HY

Guide Price £230,000



\*\*\* NO FURTHER VIEWING APPOINTMENTS ARE AVAILABLE \*\* THE PROPERTY IS UNDER OFFER

GUIDE PRICE £230,000 - £240,000

Viewing is a must to appreciate this superbly renovated four bedroom semi detached property over three floors benefitting from four bedrooms, en-suite facilities to the master bedroom and a stunning open plan dining kitchen. The property has been fully refurbished throughout and includes a modern fitted kitchen, bathroom and superb fourth bedroom with en-suite facility. Externally there is a large and private rear garden which is mainly lawned to the rear garden.



## Entrance Hall

Entrance via composite double glazed door, double glazed window to side, Amtico flooring with under floor heating from the hallway into the dining kitchen, fitted radiator, coving to ceiling, and alarm panel. Stairs to first floor landing

## Lounge 12'1" x 13'1" (3.68 x 3.99)

A good sized family reception room with high ceilings with feature coving to ceiling, with traditional cast iron style radiator and additional room radiator and double glazed window.

## Open Plan Kitchen/Dining Room 13'9" x 17'0" (4.19 x 5.19)

A superb and spacious dining kitchen which has an impressive feature exposed feature brick wall to one side and having a stunning and contemporary fitted kitchen installed to make use of this large dining kitchen in the best practical way for a growing family. The focal point of this kitchen is the center island which has fitted under counter fridge and freezer and has contrasting quartz worktop surfaces. The kitchen has a ample range of wall and floor mounted storage units, with contrasting quartz worktop surfaces with inset fitted large belfast sink with modern mixer taps, integrated fitted dishwasher and washing machine. There is also a space for a large double oven/cooker with a modern brick styled ceramic tiling and fitted overhead extractor fan. The room has plenty of natural light from the fitted large double glazed windows and french patio doors which lead onto the enclosed rear garden

## Lower level basement Room & cloakroom

Door leading to lower level converted basement area and useful ground floor wc.

## Basement Room 11'7" x 10'6" (3.52 x 3.19)

Currently used as a gym room but could have a variety of uses especially if you are working from home, has a fitted radiator and double glazed window

## Utility Room

Fitted with the house boiler and provides a useful storage room.

## Landing

Having access to three bedrooms and family bathroom and further staircase to master bedroom.

## Bedroom 2 10'6" x 12'3" (3.21 x 3.73)

A double bedroom fitted with laminate flooring and radiator and double glazed window

## Bedroom 3 10'7" x 11'0" (3.22 x 3.35)

A double bedroom with radiator and double glazed window

## Bedroom 4 6'3" x 12'2" (1.9 x 3.72)

A good sized family bedroom with double glazed window and radiator

## Bathroom

Fitted with a three piece bathroom comprising of p shaped bath with fitted mixer shower and shower screen, low level wc, wash hand basin with mixer tap. Chrome heated towel rail, fully tiled walls and flooring, double glazed frosted window to rear.

## Landing.

Stairs leading to master bedroom

## Bedroom 1 17'1" x 17'6" (5.2 x 5.33)

A superb master bedroom suite with a further seating area for relaxation, two skylight windows, plus further storage into eaves, radiator and having access to

## En-Suite

Three piece suite comprising of a low level W.C. stepping into this good sized shower cubicle, with overhead mixer shower, pedestal wash hand basin and fully ceramic tiled walls.

## Garden

The property has a small low maintenance front garden with decorative stone, the rear garden is a very pleasant south facing lawned garden which has a further two tiered area for plants and shrubs and patio seating area ideal for summer entertaining and relaxing. The property also benefits from modern fencing which providing ample privacy from surrounding property, with secure gated access to the shared driveway to the side. The property also has a useful outhouse at the rear of the property. Having on street permit parking to the front.

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

