

# HUNTERS<sup>®</sup>

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## Stockhill Street

Dewsbury, WF13 2JD

Guide Price £275,000



GUIDE PRICE £275,000 - £300,000

Take a look at this well presented three bedroom detached dormer bungalow located in this most sort after location of Dewsbury. Briefly comprising entrance hallway, lounge, kitchen/diner, four-piece house bathroom, ground floor bedroom and dining room and two first floor bedrooms one with dressing room. With a driveway providing ample off-street parking leading to a detached single garage. The property also benefits gas central heating and double glazing throughout with gardens to front and large rear with ample space to extend this family home to create a formidable family residence and still retaining a good proportion of the rear garden(subject to planning). Within the catchment area for St John Fisher High School and Westborough High School. A viewing is highly recommended





ENTRANCE HALLWAY

With stairs leading to the first floor, an understairs storage area and solid oak laquered flooring. Radiator and alarm panel.

LOUNGE 12'9" x 13'9" (3.89m x 4.20m)

Double glazed windows to the front and side elevations, radiator and coving to the ceiling. Wall lights and a fire place with an inset gas fire with living flame

KITCHEN DINER 6'9" x 16'0" (2.06m x 4.90m)

Fitted walls and base units comprising of a stainless steel 1 & 1/2 bowl sink and drainer with complementary worktops and splashback tiling. Built-in electric oven with gas hob and cooker-hood extractor above. Plumbing for an automatic washing machine, radiator. Double glazed windows to the front and side

BEDROOM THREE 10'0" x 10'6" (3.06m x 3.21m)

Originally the third bedroom with radiator and double glazed window, which is currently being used by the current owners as a second lounge/snug room leading into

DINING ROOM 8'4" x 7'10" (2.56m x 2.39m)

A good sized dining room with double glazed window and radiator and laminate flooring and double glazed patio doors leading to the rear.

BATHROOM

A modern bathroom suite fitted with a four piece suite comprising of a walk in shower enclosure with double tray with wall mounted mixer shower, panelled bath with mixer taps, wash hand basin, low level wc, double glazed windows to the front and side, radiator and complementary splashback tiling.

LANDING

Access to two double bedrooms and further house storage.

BEDROOM 1 13'4" x 9'9" (4.08m x 2.99m)

A double bedroom with radiator and double glazed window and access to a dressing area.

DRESSING AREA 9'1" x 7'8" (2.79m x 2.36m)

Double glazed window to the rear and fitted radiator

BEDROOM 2 11'6" x 11'1" (3.53m x 3.40m)

A double bedroom with fitted wardrobes, radiator and double glazed window and laminate flooring.

GARDENS

The front garden is mainly laid to lawn with seasonal plants, shrub and borders, benefitting from side to both sides to the rear. To the rear is a well stocked garden with patio seating area and further sitting area for rest and relaxation and enjoying the summer months

GARAGE

Driveway to the side providing off street parking for several vehicles leading to a single detached garage, with hinge doors and a window to the side.

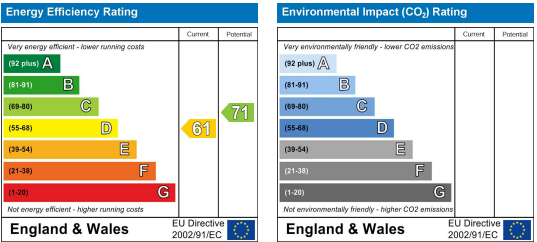
Area Map



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.