

# HUNTERS®

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## Staincliffe Road

Dewsbury, WF13 4ET

Offers In The Region Of £109,950



Take a look at this ideal first time buyers property!

This property is well presented throughout and situated over four floors is this well-proportioned two bedroom through terrace property benefiting from a spacious lounge, well proportioned kitchen diner, two double bedrooms and bathroom and garden to the rear. The property is within close proximity to both Dewsbury and Heckmondwike town centres, all local amenities and schooling and those wishing to travel further afield there are great transport links via train stations and M1 & M62 motorways. Early inspection is required to avoid disappointment!



## ENTRANCE LOBBY

Access through newly installed composite double glazed door laminate flooring alarm and fitted radiator stairs to first floor landing

## LOUNGE 11'5" x 16'6" (3.48m x 5.05m )

Focal point gas fire surround and with inset gas fire double glazed windows to the front and rear, fitted radiator, telephone & TV point, laminate flooring.

## ACCESS TO LOWER LEVEL BASEMENT

## KITCHEN DINING ROOM 16'4" x 14'9" (5.00m x 4.51m)

A Split level kitchen with dining area) Fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over, incorporating, sink drainer with 1 & 1/2 bowl and mixer tap, electric oven & gas hob, plumbing for washing machine, gas central heating radiator, gas central heating boiler ( fitted 2022), double glazed window to the rear and newly fitted double glazed composite door to back yard

## LANDING

Fitted with new carpets and providing access to house bathroom and double bedroom with large double glazed window with further study/reading corner with stairs to second floor

## BEDROOM 2 11'6" x 8'10" (3.53m x 2.71m )

Newly fitted carpets and double glazed window and radiator.

## BATHROOM

Having a three piece fitted suite with panelled bath with shower attachment, wash hand basin, splashback tiling, low level flush WC, and frosted double glazed window and fitted radiator.

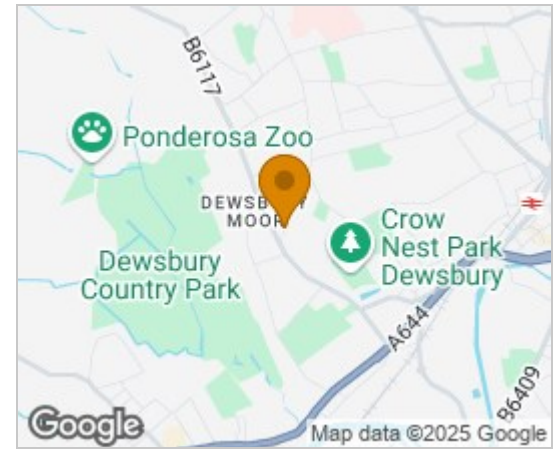
## BEDROOM 1 14'9" x 11'3" (4.50m x 3.44m)

Another double bedroom with with wooden beams to ceiling and skylight window with fitted storage cupboards

## GARDEN

Small low maintenance garden to the front with decorative stone chippings and rear garden/yard being fully fenced for adequate privacy.

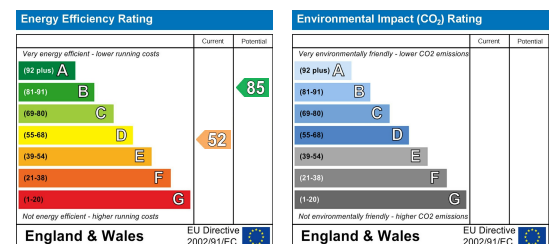
## Area Map



## 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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