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Briar Drive

Dewsbury, WF13 4NJ

Offers In The Region Of £220,000



Take a look at this deceptively spacious and well maintained three-bedroom semi-detached family home occupying a generous corner plot. The property consists of entrance lobby, lounge and separate dining room and contemporary kitchen. Benefitting from central heating and double glazing, driveway to the side leading to a detached, garage. The property has a very pleasant and generous garden to the side and rear with patio seating area ideal for summer entertaining and relaxing and offers further scope to be extended to create a formidable family home (Subject to planning). A property that is ready to move in with the minimum of fuss or expense. This property is located close to both Dewsbury and Heckmondwike town centres allowing easy access to many local amenities, a great range of shops, schools, public transport links including train station and access to the motorway network ideal for those wishing to commute further afield



HALLWAY

Entrance with fitted smoke alarm through double glazed front door and having fitted carpet and radiator ,stairs to the first floor and door to

LOUNGE 15'3" x 13'6" (4.67m x 4.14m)

Having an impressive family lounge with focal point wall mounted modern electric heater and two double glazed window which allow ample natural light and fitted radiator,storage under stairs coving to the ceiling and archway leading to

DINING ROOM 10'0" x 8'4" (3.06m x 2.55m)

Coving to ceiling with cushion flooring, radiator, french windows leading onto to rear garden and access into kitchen

KITCHEN 10'2" x 7'11" (3.11m x 2.42m)

Having a good range of wall and base and pan drawers with contrasting worktop surfaces with inset bowl sink and mixer tap, integrated Neff slide & hide electric oven with ceramic hob and extractor fan, concealed wall mounted house boiler, space under counter for fridge freezer, dishwasher and plumbing for washing machine and door and window to the side garden.

LANDING

Having fitted carpet,storage cupboard, and access to the loft space and fitted smoke alarm.

BEDROOM 1 13'0" x 8'2" (3.97m x 2.50m)

A double bedroom with double glazed window to the rear and fitted radiator

BEDROOM 2 12'1" x 9'6" (3.70m x 2.90m)

A double bedroom with wall mounted radiator and double glazed window.

BEDROOM 3 10'3" x 7'9" (3.13m x 2.38m)

Another good sized bedroom with double glazed window and radiator

BATHROOM

Having a modern three piece suite consisting walk in modern corner thermostatic shower tower panel with large shower head, hand shower, body jet sprays, combination vanity basin with WC with concealed cistern, being part tiled with large chrome heated towel rail and double gazed window

GARDEN

The property has had elevated steps to the front entrance.Having a very pleasant south facing generous gardens to the side and rear with patio seating area ideal for summer entertaining and relaxing. The gardens have a section for raised beds for growing vegetables and a further selection of apple trees and further Rhubarb plants and gooseberries and mature shrubs. The property also benefits from ample privacy from surrounding properties, with secure gated access to the driveway to the side. This property also has further scope for extensions to the side and rear to make this a formidable family home (Subject to obtaining the required planning consents)

GARAGE 8'5" x 16'10" (2.57m x 5.14m)

Driveway to the side for two cars and leading to the detached garage with an up and over door.

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

