



## **Hilary Street, Dewsbury, WF13 4AU**

### **£99,950**

Nestled on Hilary Street in Dewsbury, this delightful back-to-back house offers a unique opportunity for those seeking a cosy and manageable living space. With one well-proportioned reception room, this property is perfect for relaxing or entertaining guests. The two bedrooms provide a comfortable retreat, ideal for rest and relaxation.

The property has been newly decorated throughout, along with a new fitted kitchen and new carpets.

The house features a conveniently located bathroom, ensuring that all essential amenities are within easy reach. Although the property is compact, it is designed to maximise space and functionality, making it an excellent choice for first-time buyers, singles, or couples looking for a quaint home.

The property is situated in the Staincliffe area, conveniently positioned between Dewsbury and Heckmondwike town centres and within walking distance of Staincliffe Park and the hospital, with good transport links via the A644 and M62.

Whether you are looking to invest or find a place to call your own, this house on Hilary Street is certainly worth considering.



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## Lounge 13'7" x 14'3" (4.165 x 4.344)

Access to cellar. Radiator. Two UPVC double glazed windows to side elevation.

## Kitchen 4'11" x 14'11" (1.506 x 4.554)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Boiler. Radiator. Wooden door to front elevation. UPVC double glazed window to front elevation.

## Landing

Stairs from lounge. Radiator.

## Bedroom One 10'7" x 9'3" (3.232 x 2.828)

Radiator. UPVC double glazed windows to front and side elevations.

## Bedroom Two 4'10" x 10'3" + 3'1" x 5'1" (1.492 x 3.127 + 0.959 x 1.560)

Built in wardrobes. Radiator. UPVC double glazed window to side elevation.

## Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to front elevation.

## Council Tax Band

A

## Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: snaps.crew.shadow

## Disclaimer

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