



Trusted  
Property Experts



Dewsbury Avenue  
Styvechale CV3 6NF



## Dewsbury Avenue CV3 6NF

THIS BEAUTIFUL DETACHED FAMILY HOME POSITIONED ON A VERY GENEROUS PLOT WITHIN WALKING DISTANCE TO THE WAR MEMORIAL PARK.

A fantastic opportunity to purchase this four bedroom detached home situated in the prime location of Dewsbury Avenue, Styvechale.

Dewsbury Avenue is firmly established as one of the most favoured locations in the city. It is close to the train station, War Memorial Park and within the Grange Farm Primary and Finham Park School catchment area.

Briefly the family home comprises of a storm porch, a hallway leading through to a spacious living room/diner, a fully fitted breakfast kitchen, a downstairs cloakroom and a conservatory running off the lounge over looking the garden.

The first floor boasts four generously sized bedrooms and a family bathroom. To the front of the property is a large driveway with access to a garage and to the rear is a good sized enclosed garden.

If you are looking for a property that has huge potential and lots of avenues to extend then you need to come and have a look inside this house.















## Dimensions

### GROUND FLOOR

Storm Porch

Hallway

Living Room

5.03m x 3.51m

Dining Room

4.39m x 3.51m

Conservatory

3.96m x 3.30m

Garage

### FIRST FLOOR

Bedroom One

4.11m x 3.51m

Bedroom Two

3.63m x 3.51m

Bedroom Three

3.61m x 2.41m

Bedroom Four

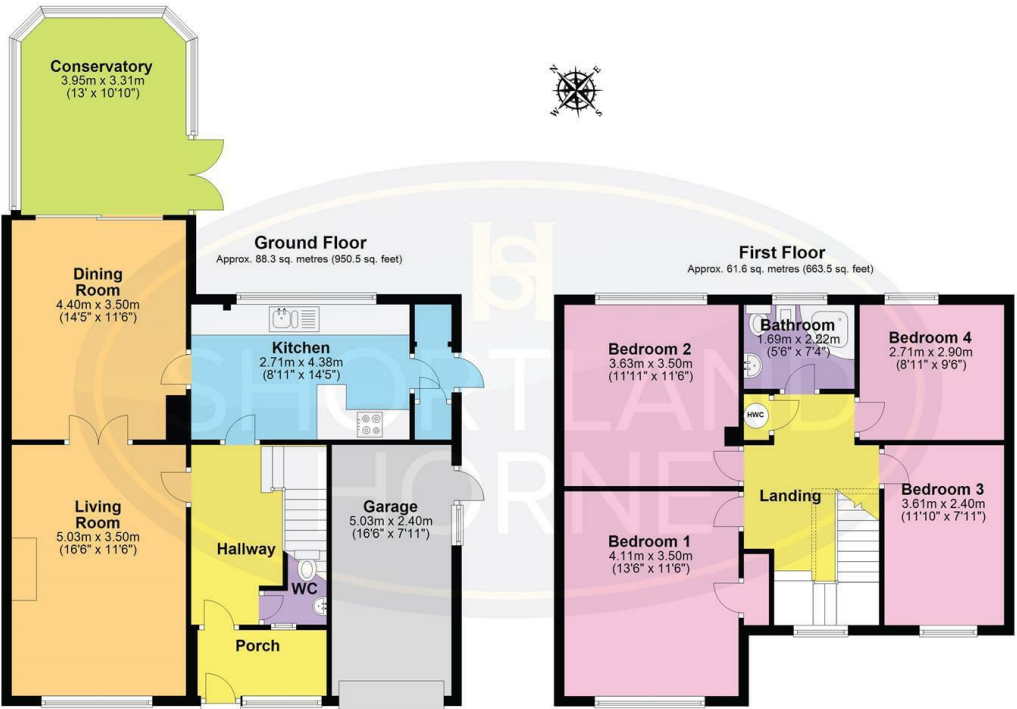
Bathroom

1.68m x 2.24m





# Floor Plan



Total area: approx. 150.0 sq. metres (1614.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1614.10 sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

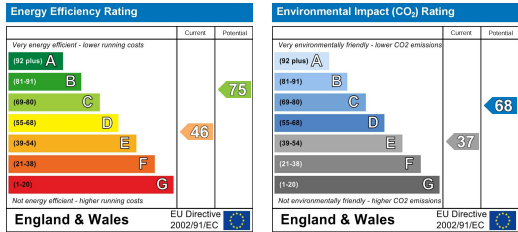
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



Trusted  
Property Experts

02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne