



Rathlin Road, DEWSBURYWF12 7HD

welcome to

Rathlin Road, DEWSBURY

Guide Price £200,000 - £210,000 READY TO TAKE THE PLUNGE AND BUY YOUR FIRST HOME OR DOWNSIZE INTO YOUR FINAL HOME? THEN VIEW THIS PROPERTY TODAY AS TICKS THOSE BOXES!



Guide Price £200,000 - £210,000 Situated on the ever popular Rathlin Road is this well presented three bedroom semi-detached property with a 15ft lounge, 16ft modern grey gloss kitchen diner, two double and one single bedroom, modern first floor shower room, driveway to the front leading to the detached garage and to round the property off, there are front and rear gardens with the rear garden being low maintenance. Being close to all local amenities, towns such as Dewsbury, Batley and Ossett, local schooling and those wishing to commute or travel further afield such as Wakefield or Leeds can easily do so as the M1 / M62 motorway connections are also nearby. William H Brown in Dewsbury recommend that you view without delay to avoid disappointment as interest will be very high! You have been warned!



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welcome to Rathlin Road

- Guide Price £200,000 - £210,000
- Three Bedroom Semi-Detached Property
- 15ft Lounge, 16ft Kitchen Diner
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Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 5.06

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS118199



Property Ref:
DWS118199 - 0003

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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