



Victoria Street, Ravensthorpe Dewsbury WF13 3DD

welcome to

Victoria Street, Ravensthorpe Dewsbury

WHAT A LOT OF BANG FOR YOUR BUCK! HAVING ALREADY BEEN EXTENDED INTO THE LOFT AND MAINLY REFURBISHED BY THE CURRENT VENDORS.. WHAT ARE YOU WAITING FOR?



Situated in this popular residential area of Ravensthorpe, Dewsbury is this very well-proportioned and presented four bedroom end terrace property benefiting from an 13ft lounge, 14ft kitchen diner, four double bedrooms arranged over two floors, family bathroom to the first floor, two fantastic sized 14ft cellar spaces (with scope to convert if needed, in our opinion) and a low maintenance rear yard garden perfect for getting your vehicles parked off road if needed. The property is perfectly positioned for all local amenities, schooling, shopping and mosque whilst towns such as Dewsbury, Batley and Mirfield are only a short drive away. William H Brown in Dewsbury recommend you view without delay to avoid disappointment as we are expecting interest to be very high!

Disclaimer

G/F Accom

Lounge 13'9 x 13'6

Kitchen Diner 14'0 x 10'4

F/F Accom

Bedroom 13'10 x 10'7

Bedroom 10'4 x 8'1

Family Bathroom

Top Floor Accom

Bedroom 13'10 x 9'5



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- Four Double Bedroom Extended End Terrace Property
- 13ft Lounge, 14ft Kitchen Diner
- Family Bathroom, Two x 14ft Cellars
- Good Sized Yard Area To Rear
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Tenure: Freehold EPC Rating: C
Council Tax Band: A

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS118010 - 0007

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.

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