



Dewsbury Road, DEWSBURY WF12 7JN

welcome to

Dewsbury Road, DEWSBURY

Guide Price £160,000 - £170,000 LOOKING FOR A READY-MADE INSIDE AND OUT PROPERTY IN A POPULAR LOCATION? FTB? BUY TO LET? DOWNSIZE? TICKS ALL YOUR BOXES!!!



Lounge

13' 1" x 11' (3.99m x 3.35m)

Double glazed window to front, composite door to front and gas central heating radiator.

Kitchen / Diner

13' 2" x 12' 8" (4.01m x 3.86m)

Modern fitted grey matt kitchen with a range of wall and base units, complementary work surfaces, splashback mosaic tiling, asterite one and a half bowl sink drainer with mixer tap, gas hob, electric oven, intergrated fridge and washing maching maching, wall mounted cooker hood, cupboard housing the boiler, gas central heating radiator, composite door to rear, engineered wood flooring and double glazed window to rear.

First Floor Split Landing

Doors to first floor accomodation.

Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m)

Two double glazed window to front and gas central heating radiator.

Bedroom Two

13' 1" MAX x 8' 4" MAX (3.99m MAX x 2.54m MAX)

Double glazed window to rear, gas central heating radiator and access to loft space via drop down ladder which is partly boarded and has lighting.

Bathroom

Modern fitted bathroom, double glazed window to rear, panelled bath with mixer tap, wall mounted shower over, chrome ladder style gas central heating radiator, WC, spot lights to ceiling, part tiled walls and tiled floor.

Cellar Space

Ideal storage area benefitting from power points and lighting and houses both gas and electric meters.

Exterior

The enclosed rear garden has power points and water tap with decked and artificial grass and decked

areas to relax or entertain on.

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Dewsbury Road, DEWSBURY

- Guide Price £160,000 - £170,000
- Two Double Bedroom Mid Terrace Property
- 13ft Lounge, 13ft Kitchen Diner
- Family Bathroom, Cellar Space
-

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117880 - 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.

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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