



Staincliffe Road, Dewsbury WF13 4ET

welcome to

Staincliffe Road, Dewsbury

Guide Price £200,000 - £210,000 YOU KNOW WHEN YOU ARE LOOKING FOR A PROPERTY THAT HAS ' THAT FEELING '? WELL.... THIS BEAUTY DOES... DON'T MISS IT! NO CHAIN



Guide Price £200,000 - £210,000 What a fabulous true bungalow this is! Being situated in the Staincliffe part of Dewsbury and very light, airy and well presented. Benefiting from, internally, a 14ft lounge, an amazing 12ft modern white gloss kitchen with integrated appliances, great 11ft conservatory overlooking the garden, two double bedrooms with fitted wardrobes and the modern shower room. Externally, the property is just as impressive with a driveway providing off street parking for multiple vehicles leading to the detached garage and to complete the property, there are front and rear gardens with the rear garden being a good size, enclosed, paved and lawned and facing in a westerly direction. The property is perfectly positioned for access to both Dewsbury and Heckmondwike town centres, all local amenities and schooling and those wishing to travel further afield there are great transport links via train stations and M1 & M62 motorways. Being offered with no chain, we do not see this property being on the market long, so William H Brown in Dewsbury recommend that you view the property without delay to avoid disappointment!



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welcome to Staincliffe Road

- Guide Price £200,000 - £210,000
- Two Double Bedroom Semi-Detached True Bungalow
- 14ft Lounge, 11ft Conservatory, 12ft Kitchen
- Shower Room, Front & Rear Gardens
- Driveway, Detached Garage, No Chain

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

guide price
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117943 - 0002

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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