



**School Crescent, Dewsbury, WF13 4RS**  
**£80,000**

In need of some updating and modernisation, is this two bedroom property in Dewsbury. Having a well proportioned dining kitchen, lounge, two bedrooms and a house bathroom along with enclosed gardens to to both front and rear this will make a great purchase for a first time buyer or buy to let investor.



# School Crescent, Dewsbury, WF13 4RS

## Entrance Hall

Understairs cupboard. Radiator. UPVC double glazed door to front elevation.

## Lounge 12'8" x 9'5" (3.863 x 2.890)

Radiator. UPVC double glazed window to front elevation.

## Dining Kitchen 10'6" x 15'8" (3.222 x 4.781)

Fitted kitchen with wall and base units. One and a half bowl composite sink. Electric oven. Gas hob. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

## Landing

Stairs leading from entrance hall. Loft access. Radiator.

## Bedroom One 9'11" x 12'5" + recess (3.042 x 3.795 + recess)

Built in wardrobes. Two radiators. UPVC double glazed window to front elevation.

## Bedroom Two 9'6" x 9'6" (2.903 x 2.903)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

## Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Radiator. UPVC double glazed window to rear elevation.

## Rear Garden

Enclosed garden with outhouse.

## Council Tax Band

A

## Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: cling.friend.bond

## Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the

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We are not a member of a client money protection scheme.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Possible	Current	Possible
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	85	(82 plus) A	
(81-91) B		(41-91) B	
(69-80) C		(29-40) C	
(55-68) D		(15-28) D	
(39-54) E		(11-20) E	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

