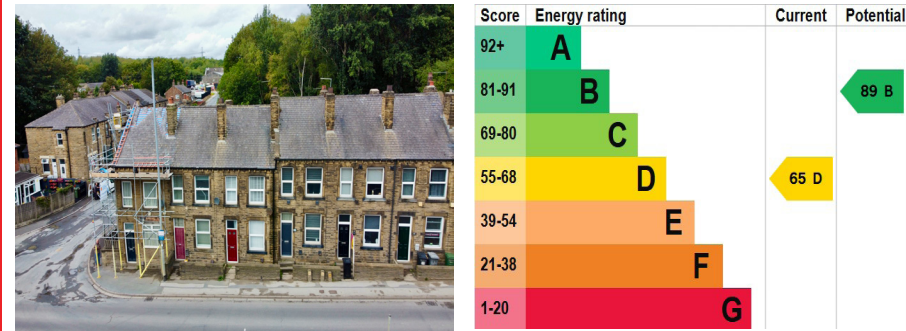
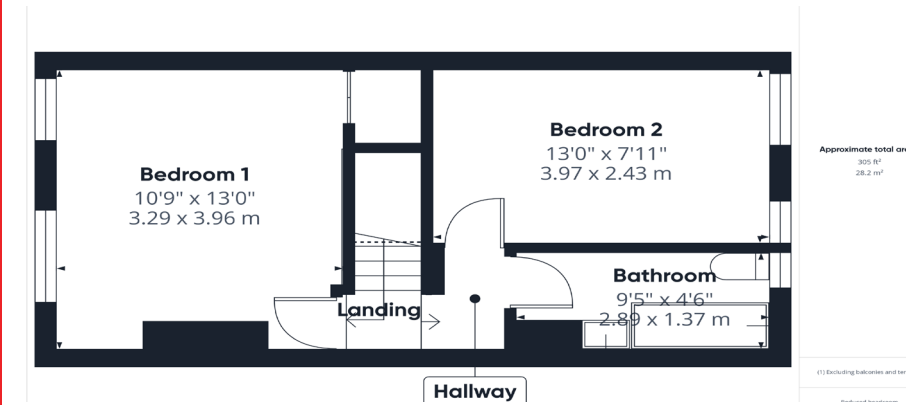
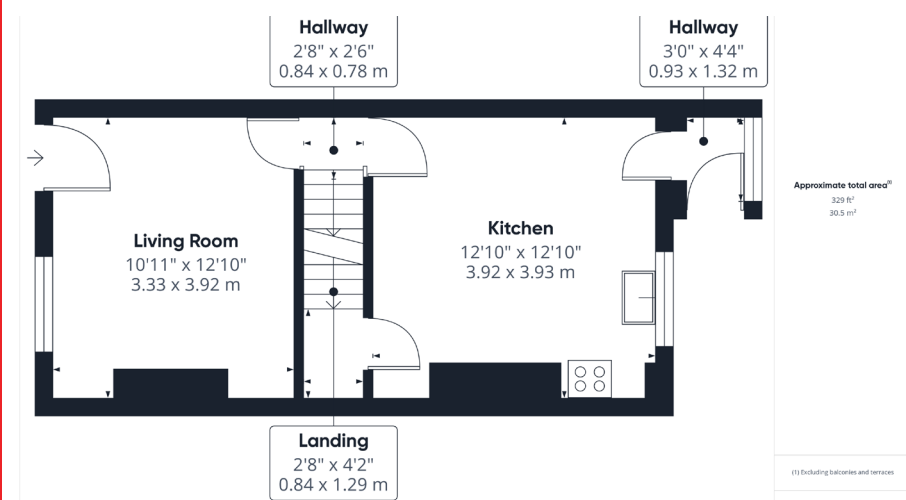
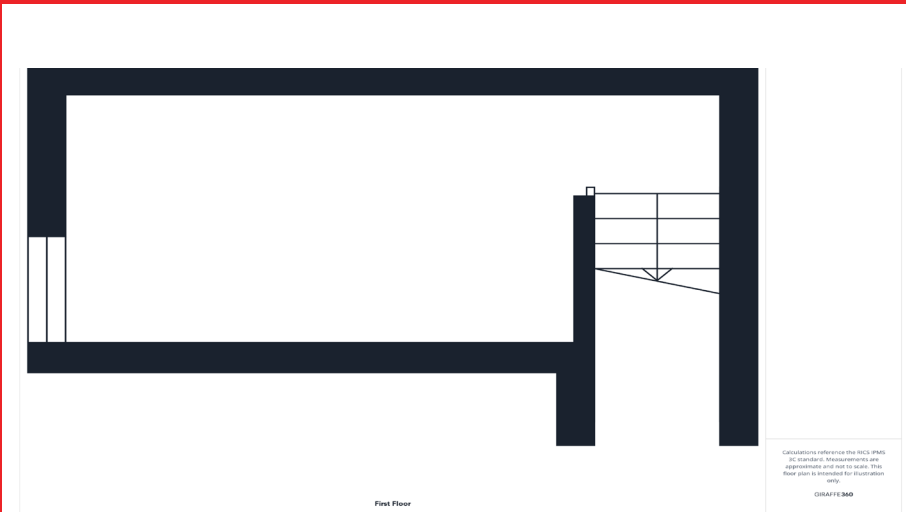




HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

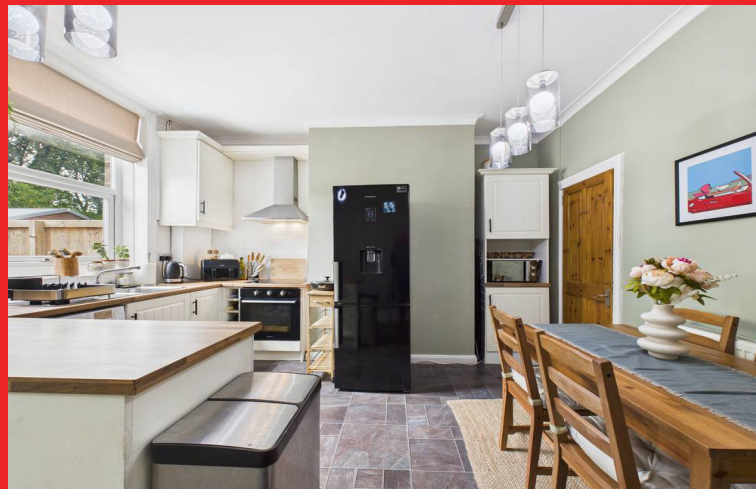
COUNCIL TAX
Council Tax is payable to Leeds City Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£169,000

1099 Dewsbury Road, Wakefield



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



1099 Dewsbury Road, Wakefield, WF12 7JN

An attractively presented two bedroom period terraced cottage in this convenient residential location. It offers a good sized Living Room, Dining Kitchen. Large Double Bedroom and further smaller Double Bedroom as well as a Bathroom, The accommodation is supplemented with a very useful cellar providing excellent storage. It is likely to appeal to first time buyers, downsizers and investors. A really lovely property and an early viewing is essential.

The house has been a much loved home and is being reluctantly sold. It provides an excellent base for those working in the West Yorkshire area for whom convenient access to the M62 is important. The local area also provides a comprehensive range of shops and local amenities. The rear yard can provide off street parking if required but there is ample parking available on Quarry Lane which sits at the end of the terrace. While the property is located on a relatively busy road, an area of woodland sits to the rear and there are open fields beyond the trees on the other side of Dewsbury Road. The modernised accommodation still retains a period feel with ceiling corning to the living room, high ceilings and stripped wooden doors. The internal accommodation benefits from gas fired central heating and uPVC double glazing. It briefly comprises: a Living Room with attractive ceiling corning, a fitted Dining Kitchen with an oven and hob, a rear Entrance Vestibule and a Cellar providing excellent storage space. To the first floor is a spacious Double Bedroom, with two windows providing excellent light levels, a further smaller Double Bedroom also benefiting from two windows and a Bathroom with a shower over the bath. There is a small forecourt to the front of the house and a gravelled yard to the rear which can also be used for off street parking.

A really lovely smaller home in a very convenient location and with high ceilings adding to the feeling of space. Significant interest is anticipated in this period property and viewing is essential, however we do have a 360 degree tour available which will provide an excellent insight in the first instance.



LOCATION

The property is located in the Tingley area, just on its southern end. Dewsbury Road/A653 provide quick and convenient access to the M62 via the Tingley interchange which lies about a mile north. It therefore provides excellent routes to Leeds and other locations along the M62 corridor. Wakefield and the M1 can be reached via the M62 but also by heading east via Ardsley. There is a range of local shops and amenities located along Dewsbury Road and in the communities nearby. The White Rose Shopping centre is located further north on Dewsbury Road, over the M62, and there is a large retail development one junction west along the M62, in addition to all the shopping centres in nearby larger settlements.

ACCOMMODATION

Living Room - high ceiling with ceiling corning, large window to front and ornamental fireplace.

Inner hallway - stairs to first floor.

Dining Kitchen - a range of base and wall mounted units incorporating a sink and single drainer as well as an electric oven and hob. Window to rear and stairs to cellar.

Rear Entrance Vestibule - door to yard and window.

Cellar - with power and light. A very useful storage space that may offer an opportunity for more varied use with some work.

First Floor Landing

Bedroom 1 - a spacious double bedroom with two windows to the front and a built-in cupboard.

Bedroom 2 - a smaller double bedroom with two windows to the rear.

Bathroom - a three piece suite in white comprising panelled bath with swing shower screen and shower over, low flush WC and pedestal wash hand basin. Attractive part tiling, window to rear and centrally heated stainless steel towel rail.

OUTSIDE

The property has a small forecourt to the front. To the rear is a gravelled courtyard with timber fence to two perimeters. The courtyard has been left open to the service road behind to allow for off-street parking, but it could be gated or fully enclosed if preferred. There is ample parking in a parking area just a few metres away on Quarry Lane.

