

# HUNTERS®

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## Lees Hall Road

Dewsbury, WF12 9EX

Guide Price £100,000



GUIDE PRICE £100,000 - £110,000

We may have the ideal property for today's first time buyer or Buy to let landlord. A well presented family home which has the local shops, schools and transport links at your doorstep. If you're intrigued by this two bedroom property, call our office today to ensure you don't miss out on this gem of a property. With internal viewing a must to fully appreciate this starter home we are pleased to offer this two bedroom terrace property comprising of an open plan living kitchen with white high gloss kitchen units cellar/utility area, two bedrooms, modern bathroom suite. Ideal for starter home or buy to let opportunity. Externally there is a small yard to the front. This property is being sold with no onward chain.





## ENTRANCE

Entrance from double glazed door with stairs leading to first floor accommodation and gas central heating radiator.

## OPEN PLAN LOUNGE AND KITCHEN

A spacious open plan lounge with a fitted kitchen with range of wall and base units with stainless steel sink unit, mains point for electric cooker with extractor hood above and pipework for washing machine. Splash back tiling and gas central heating radiator and double glazed window with fitted blinds. Door to access to lower level basement

## BASEMENT

Ideall space for storage with fitted radiator and houses the main electrical fuse box.

## LANDING

Access to two bedrooms and bathroom with loft opening ( Not Inspected)

## BEDROOM 1

A double bedroom with fitted radiator and double glazed window

## BEDROOM 2

A single bedroom with fitted radiator and double glazed window

## BATHROOM

Three piece white modern suite comprising low wc, pedestal wash hand basin and panelled bath with shower over. Complimentary tiled walls with mosaic centre and tiled flooring, gas central heating radiator and frosted double glazed window

## GARDEN

Easy to maintain front paved yard. ( Note the garden to the side does not belong to the property, the current owners were offered the land in 2017 from the leaseholder Saville Estates however they declined the opportunity once they had registered the property in their name.

## PARKING

On street Parking to the front.

## LEASEHOLD INFORMATION

Lease Started 5th May 1863

Term 999 years

Lease left 837

Annual Ground Rent £5.00

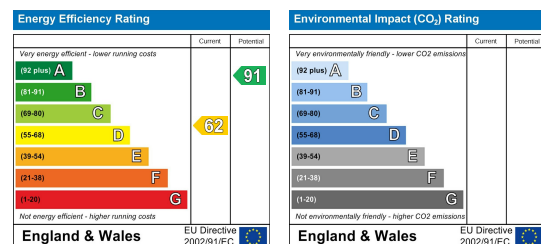
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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