



54 Occupation Lane, Dewsbury, WF13 4BP
Offers Over £110,000

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Situated in a courtyard setting is this charming cottage style terraced property. Featuring uPVC double glazing and having a recently installed modern kitchen area with a range of integrated appliances. The two bedroomed accommodation would make an ideal first home and really must be viewed to be appreciated. Located within easy reach of local amenities, schooling and major road and rail links. Available with no onward chain.



GROUND FLOOR

Entrance Vestibule

Accessed via a front uPVC double glazed door and having stairs to the first floor.

Living Room with Kitchen Area

17'4" x 15'6" (5.28m x 4.72m)

A spacious living space with a uPVC double glazed window to the front and a feature stone fireplace to one wall with a wall mounted fire. The recently re-fitted Kitchen area has a good range of modern wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. There are a range of integrated appliances including a four ring hob with extractor over, an inbuilt under oven, a fridge freezer and a washing machine. There is access from the kitchen area to a useful storage cellar.

FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

11'8" x 10'4" (3.56m x 3.15m)

Located to the front an enjoying views via a uPVC double glazed window.

Bedroom 2

9'5" x 6'6" (2.87m x 1.98m)

Having fitted wardrobes and a uPVC double glazed window.

Shower Room

Fitted with a walk in shower, a wash basin and a WC. There is some tiling to the wall areas.

OUTSIDE

There is no garden or parking space included with this property but there is potential on street parking at the top of the courtyard.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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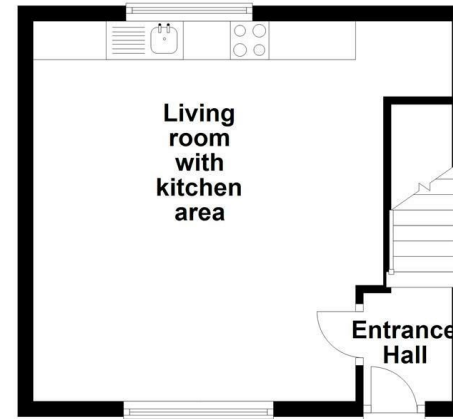
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

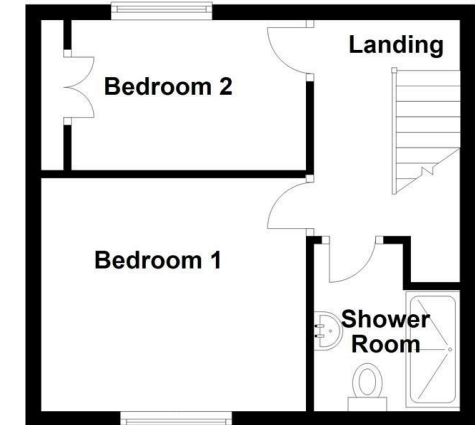
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



First Floor

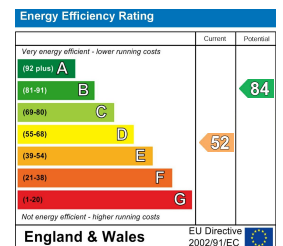


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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