



88 Kilpin Hill Lane, Dewsbury, WF13 4BS

£180,000

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Situated in a courtyard setting is this deceptively spacious cottage style terraced property, with far reaching views to the front. Offering 3 bedroomed accommodation, along with 2 bathrooms, basement office space and good sized living accommodation, this would make an ideal family home. An early viewing is strongly encouraged to appreciate this well presented property which is available with no onward chain. Externally there is a garden area with additional outside store with uPVC double glazed window and doors and having electricity supply. To the rear, beyond the access road is a further piece of land included in the sale, which would make garaging or parking space or additional garden as required. Far reaching Views.



GROUND FLOOR

Lounge

16'8" x 15'2" (5.08m x 4.62m)

Accessed via an exterior front door, this good sized living area has beams to the ceiling, a window to the front, newly fitted carpet and a central heating radiator. To one wall is a feature cast iron fireplace and an open plan staircase leads the first floor accommodation. A further door leads down the the basement office space.

Dining Kitchen

19'4" x 12'6" (5.89m x 3.81m)

This larger than average dining kitchen has been fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with drainer. Integrated within the kitchen is a four ring hob with extractor hood over and inbuilt under oven. A window overlooks the rear and there is newly fitted flooring, and a central heating radiator. A feature fireplace is fitted to one wall and an exterior door leads out to the rear.

LOWER GROUND FLOOR

Vaulted basement office

12'8" x 9'2" (3.86m x 2.79m)

A versatile space, currently used as an office area and having fitted cupboards and desk space, along with wall lighting.

FIRST FLOOR

Bedroom

14'2" x 14'1" (4.32m x 4.29m)

The master bedroom offers good sized accommodation, with built in wardrobe and drawers. There are beams to the ceiling, a central heating radiator and a window with far reaching viewing.

Ensuite Shower Room

Furnished with a shower cubicle, a wash basin and a WC. There is some wall tiling and a central heating radiator.

Bathroom

The house bathroom is furnished with a 4 piece suite comprising of an independent shower cubicle with wall mounted shower, panelled bath, pedestal wash basin and a WC.



Bedroom

13'7" x 6'3" (4.14m x 1.91m)

Having a built in store cupboard, a central heating radiator, beams to the ceiling and a window to the rear.

Bedroom

9'7" x 6'8" (2.92m x 2.03m)

Located to the rear and having a central heating radiator, beamed ceiling and a window.

OUTSIDE

Situated in a courtyard setting, the property has a flagged frontage with lawned garden beyond and outside store with uPVC window and doors and electricity supply. The property enjoys far reaching views to the front and to the rear, beyond the access road is an additional piece of gated land, ideal for further garden, garaging or parking space.

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:

B

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		67	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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