



5 Boundary Road, Dewsbury, WF13 4PU

£235,000

bramleys





GROUND FLOOR

Kitchen

12'8" x 10'1" (3.86m x 3.07m)

Accessed via a front uPVC double glazed door, the kitchen is fitted with a good range of wall and base units with central unit and a sink unit with mixer tap and drainer. There is an integrated four ring hob with extractor over and inbuilt under oven, along with an integrated fridge freezer. A uPVC double glazed window looks out to the front and doors lead into the dining room and snug.



Lounge

20'5" x 12'2" (6.22m x 3.71m)

A most spacious Lounge with a uPVC double glazed side window, a central heating radiator and a fireplace to one wall. Open access leads to the Dining Room.

Dining Room

10'2" x 11'1" (3.10m x 3.38m)

Again with a side uPVC double glazed window and a central heating radiator.

Snug

12'4" x 6'5" (3.76m x 1.96m)

Having a central heating radiator and uPVC double glazed French doors out to the rear.

Bedroom

13'8" x 9'9" (4.17m x 2.97m)

With a side uPVC double glazed window. Please note this room has disruption to the ceiling from a roof leak.

Bedroom

12'1" x 9'8" (3.68m x 2.95m)

Having a side uPVC double glazed window.

Bedroom

9'7" x 8'11" (2.92m x 2.72m)

Overlooking the rear and having a uPVC double glazed window and a central heating radiator.



Bathroom

Furnished with a 3 piece suite comprising of bath plus washbasin and WC set within a vanity unit. There is tiling to the walls, a uPVC double glazed window and a ladder style radiator.

OUTSIDE

The property is set on a most extensive plot with garden areas to all sides and has a shared driveway provide parking to the side. The substantial garden areas offer a wealth of potential to extend, alter or develop subject to all necessary consents.

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:

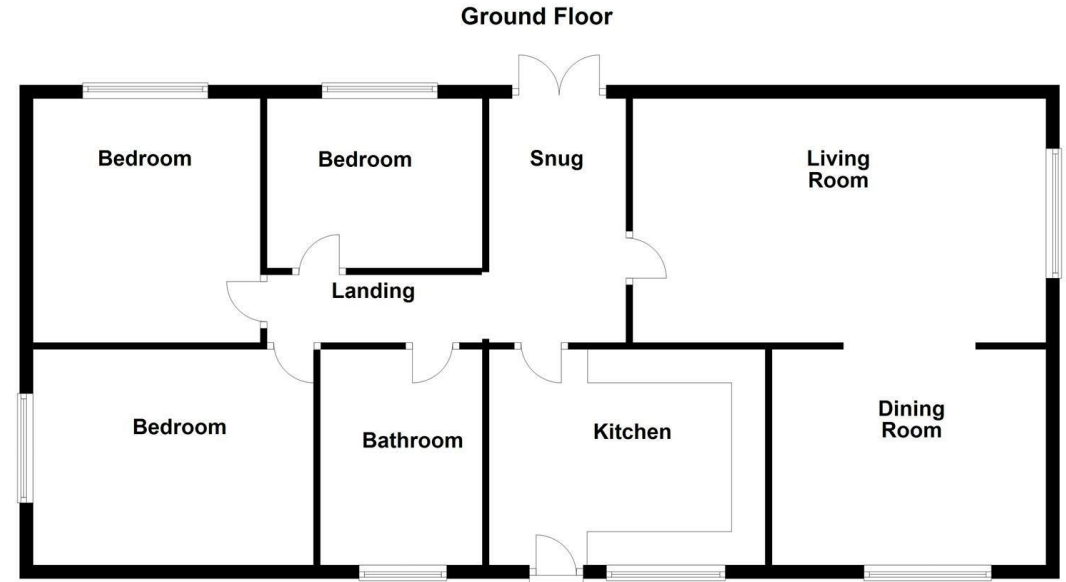
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MORTGAGES:

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.

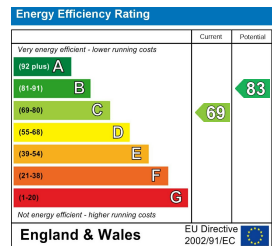


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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