



19 Jensen Avenue, Dewsbury, WF13 4QX
Offers Over £180,000

bramleys





Offered for sale with no vendor chain is this traditional semi detached house. Located on an ever popular residential cul de sac, the three bedroomed accommodation would make an ideal family home. Featuring garden areas to both front and rear and having driveway parking facilities and a single garage. An early viewing is strongly encouraged to appreciate the potential on offer.



GROUND FLOOR

Entrance Porch

Accessed via a uPVC exterior door and having further door into the Entrance Hall.

Entrance Hall

With a staircase leading to the first floor.

Lounge

13'7" x 10'9" (4.14m x 3.28m)

Overlooking the front and having a uPVC double glazed window. To one wall is a feature fireplace with hearth.

Dining Kitchen

17'2" x 10'1" (5.23m x 3.07m)

With some wall and base units, work surfaces and inset sink unit with drainer. Two uPVC double glazed windows overlook the rear and there is a side exterior door.



FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Bedroom 1

13'8" x 10'2" (4.17m x 3.10m)

Located to the front and having a range of fitted wardrobes and a uPVC double glazed window.

Bedroom 2

9'3" x 8'9" (2.82m x 2.67m)

Another double bedroom with a uPVC double glazed window overlooking the rear.

Bedroom 3

9'4" x 6'7" (2.84m x 2.01m)

Having a uPVC double glazed window to the front and a built in store cupboard.





COUNCIL TAX BAND:

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.

Bathroom

Furnished with a 3 piece suite comprising of bath, wash basin and a WC. There is some wall tiling and a uPVC double glazed window.

OUTSIDE

To the front of the property is a garden area along with a side driveway providing off road parking. The drive in turn leads to a single garage. The rear garden is predominantly lawned.

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.

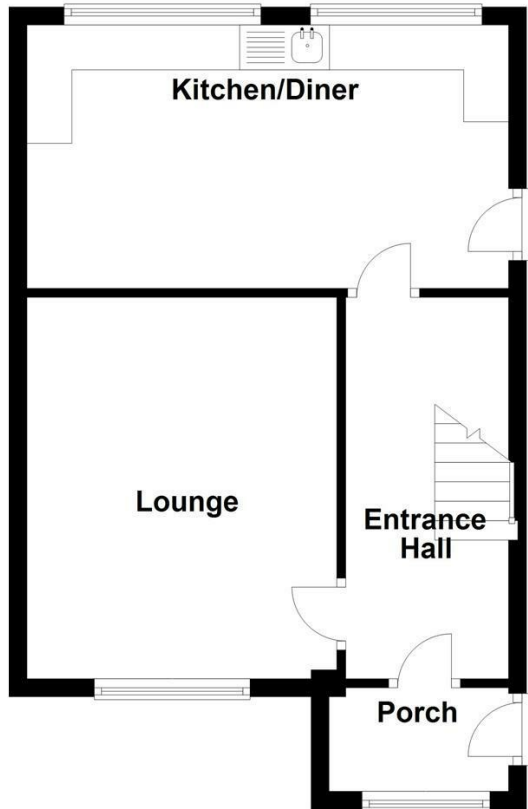
TENURE:

Freehold

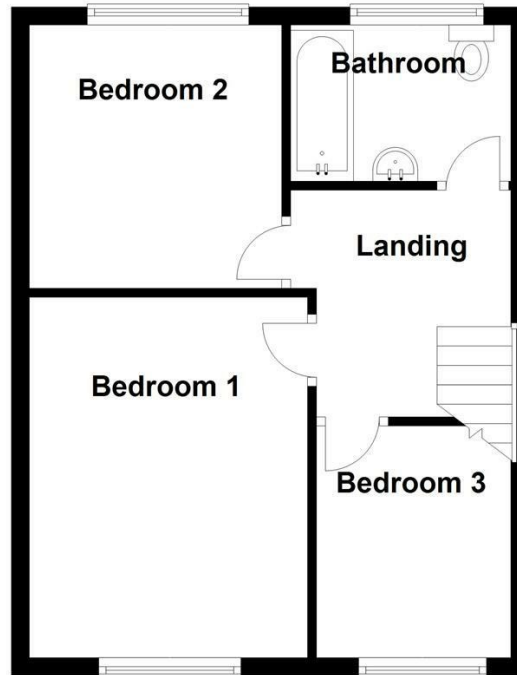




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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