



5 Sandiway Bank, Dewsbury, WF12 0SD

£225,000

bramleys

Situated in an elevated position is this small, select cul-de-sac with far reaching views to the front is this well presented 3 bedroom, detached family home. Offering 3 bedroom accommodation, the property has been much improved by the current vendors and has undergone a programme of renovation works including the installation of a new boiler and central heating radiators, uPVC double glazed windows and door, modern kitchen with integrated appliances and redecoration throughout.

The property is ready to move into, boasting quality fixtures and fittings throughout and an early internal viewing is strongly recommended. Enjoying a south facing garden to the rear, with seating area, the property also provides a driveway and integral single garage with additional storage space, water, power and light.

Located on a cul-de-sac within this popular and sought after area, the property is conveniently positioned for access to local amenities, schooling and access links.

Forming an ideal purchase for those with a young and growing family, an internal viewing is highly recommended to appreciate the property on offer.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC external side door into:-

Entrance Vestibule

With stairs rising to the first floor and access into the lounge.

Lounge

17'9" x 10'9" (5.41m x 3.28m)

This spacious, well presented lounge enjoys far reaching views to the front of the property, via 2 uPVC double glazed windows and has a central heating radiator. There is also a feature timber fireplace with back and hearth, which incorporates an electric stove effect fire.

Dining Kitchen

17'8" x 12'1" (5.38m x 3.68m)

This impressive, contemporary dining kitchen is fitted with a modern range of wall and base units with work surfaces, inset sink unit with mixer tap and drainer. The kitchen boasts a range of integrated appliances including an induction hob with splashback and extractor hood over, double oven, dishwasher and fridge freezer. There is space for a washing machine and a tumble dryer. A feature central island provides additional storage and eating area within this well proportioned room. There is also a central heating radiator, uPVC double glazed French patio doors which lead out to the rear garden and a uPVC double glazed window overlooks the rear garden.

FIRST FLOOR:

Landing

Bedroom 1

11'8" x 11'7" (3.56m x 3.53m)

Positioned to the front of the property, this double bedroom enjoys far reaching views via a uPVC double glazed window and has a central heating radiator.

Bedroom 2

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

A double bedroom which enjoys views over the rear garden through the uPVC double glazed window. There is also a central heating radiator and built-in storage cupboard which incorporates the bulk-head.

Bedroom 3

7'8" x 6'3" (2.34m x 1.91m)

Positioned to the front of the property which provides far reaching views through the uPVC double glazed window. This room also has a central heating radiator and a useful built-in storage cupboard.

Bathroom

This modern bathroom has been extended to provide a 4 piece suite which comprises of a bath, walk-in shower, low flush WC and a vanity sink unit. There are part tiled walls, a uPVC double glazed window and a central heating radiator.

OUTSIDE:

To the front of the property there is a forecourt garden area, along with a 2 car driveway which provides off road parking facilities. The driveway gives access to the integral garage. Steps then lead to the rear garden which is south facing and comprises of a decked seating area, steps which leads to a pebbled seating area and lawn beyond. The rear garden is enclosed by fencing and gateway for privacy.

Garage

Accessed via an up and over door. There are power/light points, as well as a water supply.

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.

DIRECTIONS:

Leave our Mirfield office via Huddersfield Road travelling in the direction of Dewsbury and continuing for approximately 2 miles. At the Ravensthorpe Gyratory take a right hand turning onto Calder Road which in turn becomes Ravensthorpe Road and then Lees Hall Road proceeding straight across at both mini roundabouts. At the end of Lees Hall Road take the first right into Slaithwaite Road and continue up the hill and then take a right hand turning onto Overthorpe Road. Take the first left hand turn into Hill Garth. At the end of Hill Garth, Sandiway Bank can be found as a left hand turning. Follow the road to the conclusion of the cul-de-sac where the subject property can be found to the left hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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.

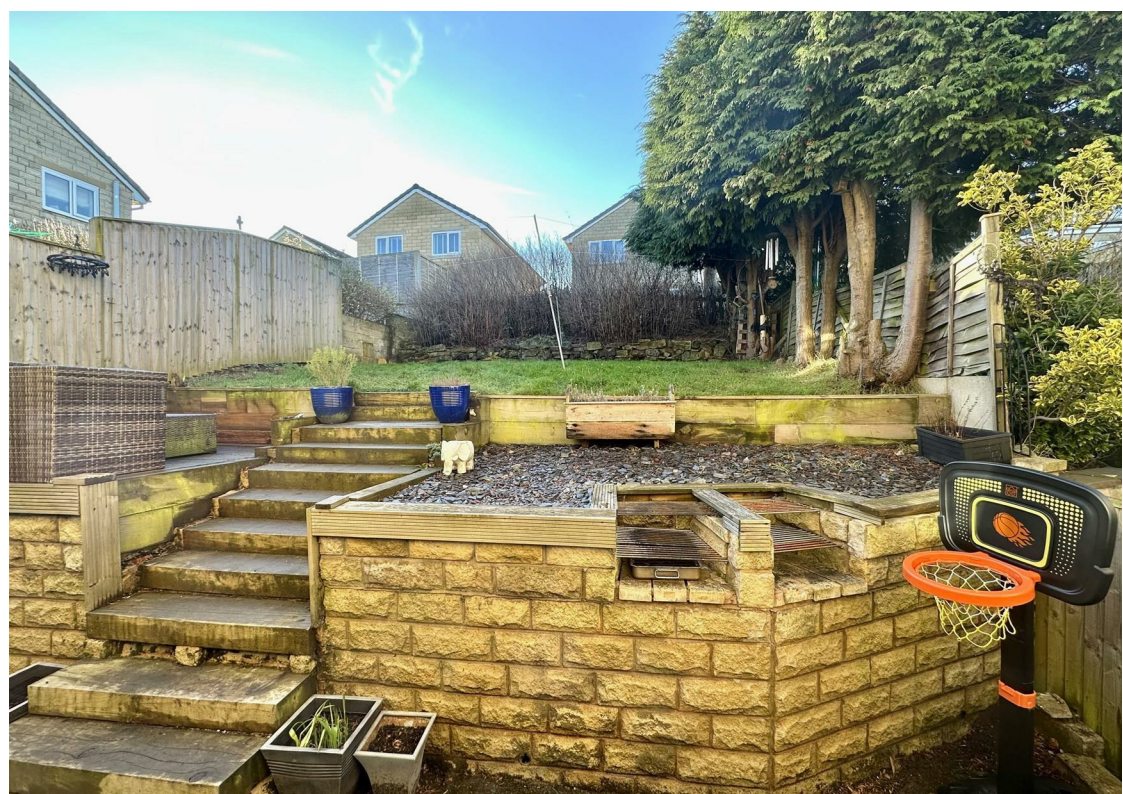
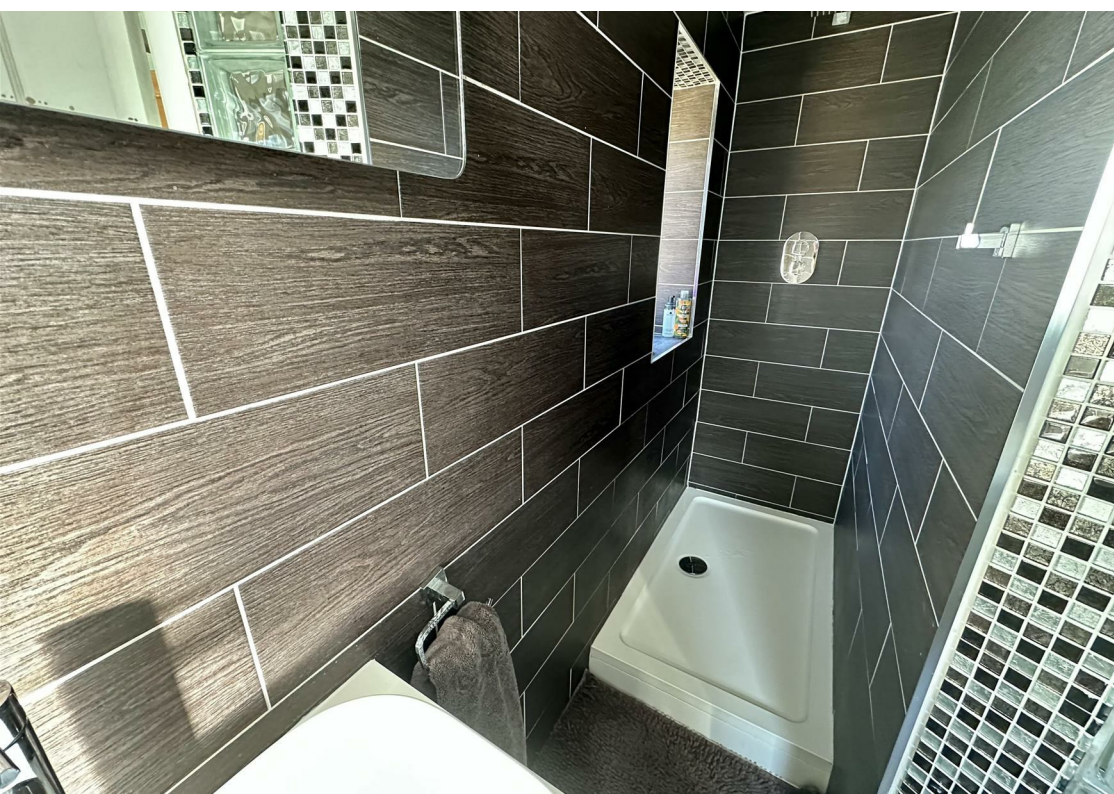
ONLINE CONVEYANCING SERVICES:

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.

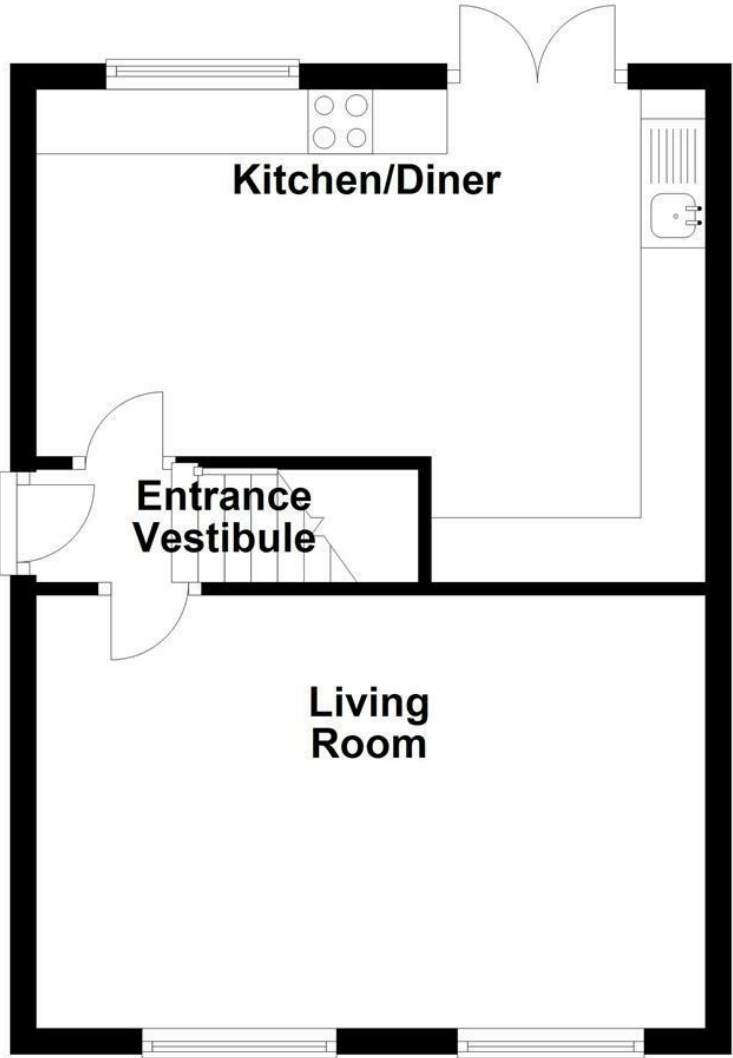
VIEWINGS:

Please call our office to book a viewing on 01924 495334.

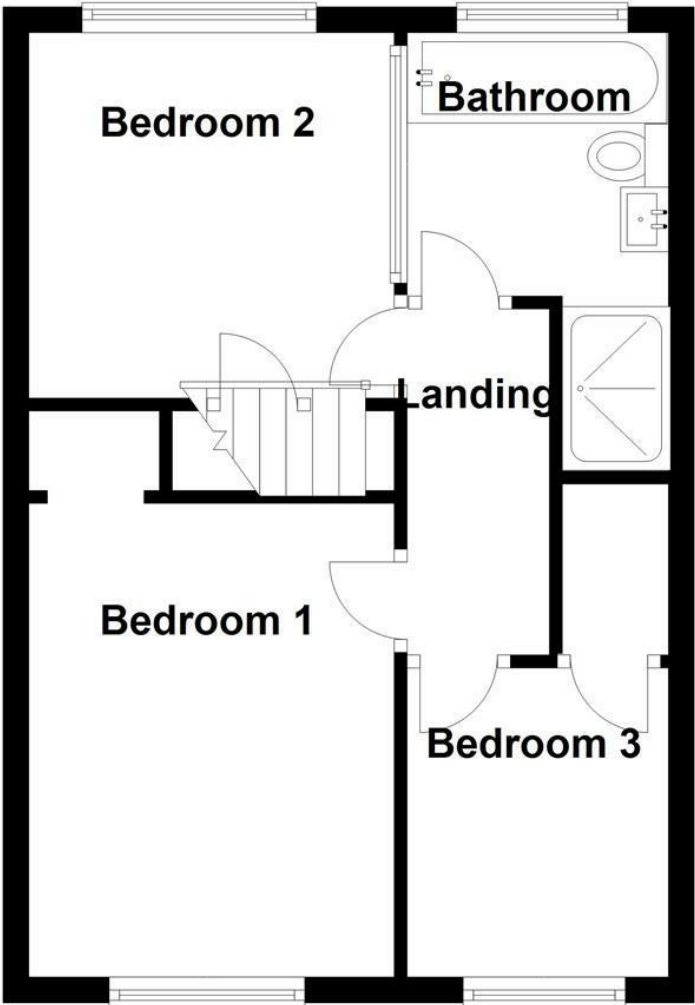





Ground Floor



First Floor



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C	72		
(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 	

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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