



3 Lee Road, Dewsbury, WF13 3AX  
£170,000

bramleys



Offered for sale with no vendor chain, is this 3 bedroom semi-detached property which is situated on a corner plot which offers a wealth of potential and could suit a variety of individual needs.

Requiring a programme of modernisation throughout, features include uPVC double glazing, gas fired central heating and a layout which comprises:- kitchen, dining room, lounge, first floor landing, 3 bedrooms and shower room.

Externally, there is a generous garden to the front of the property which could be divided to allow off road parking, there is also a lawned garden to the rear.

Handily placed for local schooling and amenities, with public transport links only a short distance away. An internal viewing is highly encouraged to fully appreciate the accommodation on offer.





## GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

### Entrance Hall

Having a staircase which rises to the first floor, a central heating radiator and doors which access all of the ground floor accommodation.

### Kitchen

10'2" x 9'3" (3.10m x 2.82m)

Fitted with base units and laminated work surfaces, there is an inset stainless steel sink unit with side drainer and mixer tap, plumbing for a washing machine and connection for a free standing cover. There is a uPVC double glazed window to the front elevation, a cupboard houses the central heating boiler and a door accesses the dining room. A composite external door leads to the side of the property.

### Dining Room

9'9" x 9'9" (2.97m x 2.97m)

Situated to the rear of the property, having a uPVC double glazed window, wall mounted gas fire and a central heating radiator.

### Lounge

12'6" x 13'3" (3.81m x 4.04m)

A well proportioned living room which is situated to the rear of the property, having a uPVC double glazed window which overlooks the rear of the property and dado rail decor. There is also a central heating radiator and a gas fire which is set into a tiled back and hearth.

## FIRST FLOOR:

### Landing

Having a loft access point and uPVC double glazed window to the front elevation.

### Bedroom 1

12'6" x 11'6" (3.81m x 3.51m)

This well proportioned master bedroom has a feature cast iron fireplace and floor to ceiling fitted cupboards which provide ample storage. There is also a central heating radiator and uPVC double glazed window to the rear elevation.

### Bedroom 2

10'0" x 9'9" (3.05m x 2.97m)

Situated to the rear of the property, having a uPVC double glazed window and a useful storage cupboard.

### Bedroom 3

9'4" x 7'9" (2.84m x 2.36m)

Having a built-in cupboard for storage, a central heating radiator and a uPVC double glazed window to the front elevation.



### Shower Room

Furnished with a wall mounted shower and curtain rail, pedestal wash hand basin and low flush WC. There is a built-in storage cupboard, uPVC double glazed window to the front elevation and full tiling to the walls.

### OUTSIDE:

To the front of the property a paved path gives way to a ramp which accesses the front door. The front garden is laid to lawn, is of generous proportions and potential to create off road parking yet still maintain a good sized garden. The paved path continues to the side of the property where access can be gained to the kitchen. There are also outbuildings, one of which houses the outside toilet. The rear garden is fully enclosed by fence and walled boundaries and is predominantly laid to lawn.

### 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 Bramleys office in the direction of Huddersfield, turning left into Knowl Road and then North Road. On passing Ravensthorpe Junior School, turn right into Myrtle Road where Lee Road can be found at its conclusion on the left hand side, clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### >>>COUNCIL TAX BAND:

TBC

### 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.

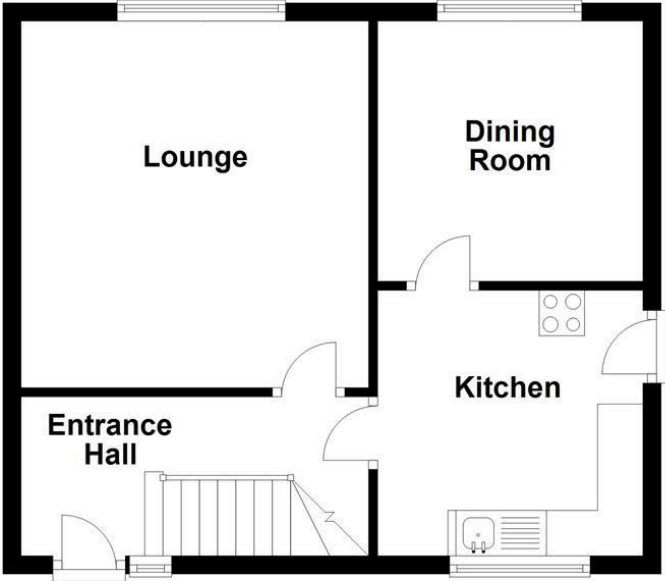




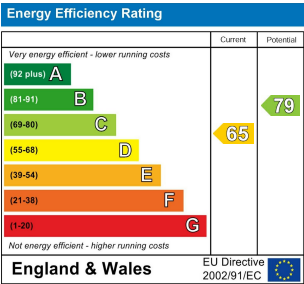
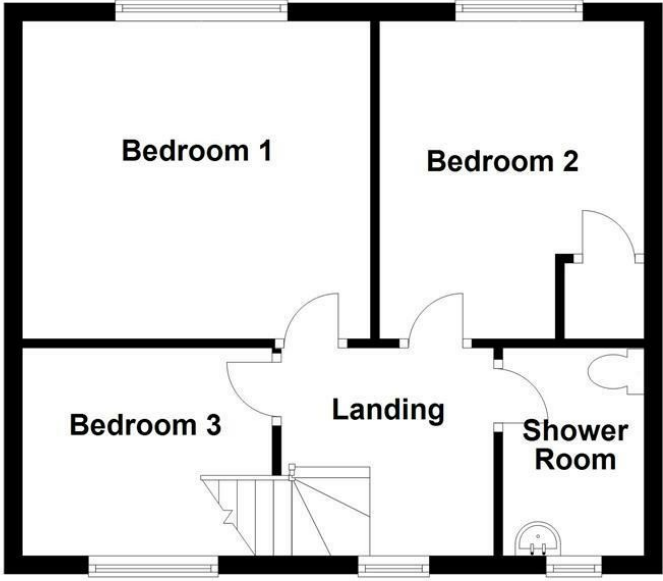




Ground Floor



First Floor



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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