



15 Elder Drive, Thornhill Lees, Dewsbury, WF12 0RL
£165,000

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Situated on a small development with views to the front is this two bedroomed detached house. The property has one level living to the first floor with a garage and large utility room to the ground floor.

The two bedroomed property has been priced to reflect the updating works required and offers versatile accommodation which could be adapted and altered to suit a buyers needs. Available with no onward chain, the property really must be viewed to appreciate the potential.



BASEMENT

Garage

19'9" x 11'7" (6.02m x 3.53m)

Having an up and over door, power and lighting. To the rear is a separate WC.

Utility Room

19'9" x 8'3" (6.02m x 2.51m)

A spacious room with a uPVC window to the front and a range of fitted units with stainless steel sink and washing machine plumbing.

GROUND FLOOR

Entrance Hall

Accessed via an external stairway and having a uPVC double glazed door leading into the entrance hall.

Lounge

19'6" x 11'1" (5.94m x 3.38m)

Enjoying views via two uPVC double glazed window and having two central heating radiators.

Kitchen

9'9" x 7'3" (2.97m x 2.21m)

Fitted with wall and base units with work surfaces, splashbacks and inset sink unit with drainer. Also integrated is a four ring hob with under oven and extractor hood over. There is a side uPVC double glazed window.

Bathroom

Furnished with a 3 piece coloured suite comprising of bath with shower over, wash basin and WC. There is some tiling to the walls, a central heating radiator and a UPVC double glazed window.

Bedroom

12'2" x 10" (3.71m x 3.05m)

Having a uPVC double glazed window and a central heating radiator.

Bedroom

9'6" x 9'3" (2.90m x 2.82m)

Having a central heating radiator and double doors leading into the sun room.



Sun Room

17'5" x 6'0" (5.31m x 1.83m)

Overlooking the rear garden.

OUTSIDE

To the front of the property is a lawned forecourt with driveway parking leading to the integral garage with up and over door. An external stairway leads up to the side entrance door and a pathway to the rear. The rear garden is tiered with stepped access and lawned and planted areas.

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.

VIEWINGS:

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



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

