



7 Hollins Avenue, Dewsbury, WF13 4PS
£169,950

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Situated on a small cul de sac is this well presented, traditional semi-detached bungalow. Available with no onward chain, the property features uPVC double glazing and has a gas central heating system. Offering 2 bedroomed accommodation (both bedrooms with fitted furniture), along with a spacious lounge, modern kitchen and bathroom. Externally, there are garden areas to both front and rear, a side driveway and a single garage. An early viewing is recommended to appreciate this pleasant and ready to move into bungalow.

Energy Rating: E



GROUND FLOOR

Enter the property via an external door into:-

Entrance Lobby

Where a door leads into the hallway.

Lounge

16'2" x 12'2" (4.88m'0.61m" x 3.66m'0.61m")

Situated to the front and having a walk-in uPVC bay window and a radiator. To one wall is a fireplace with inset electric fire and a sliding door leads into the kitchen.

Kitchen

9'2" x 8'9" (2.74m'0.61m" x 2.44m'2.74m")

Comprising wall and base units with work surfaces, tiled splashbacks and an inset sink unit with a mixer tap and drainer. Also integrated is a 4 ring hob with under oven and there is a useful pantry cupboard which houses the central heating boiler. A uPVC door leads out onto the rear garden.

Bedroom 1

12'2" x 8'7" (3.66m'0.61m" x 2.44m'2.13m")

Fitted with a range of built-in furniture including wardrobes, over head cupboard and drawers. There is also a radiator and a uPVC window overlooking the rear garden.

Bedroom 2

9'8" x 9'3" (2.74m'2.44m" x 2.74m'0.91m")

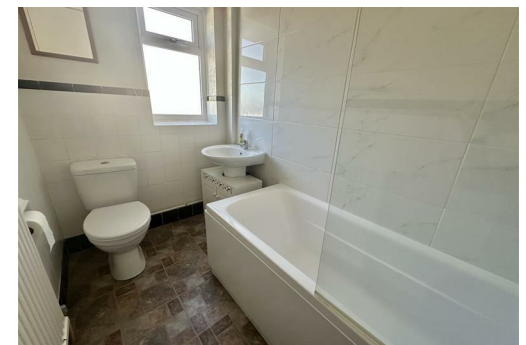
Having built-in wardrobes, cupboard and drawers. There are uPVC windows to front and side elevations and a radiator.

Bathroom

Furnished with a panelled bath with shower over, a wash basin and a WC. There is also wall tiling, a uPVC window and a radiator.

OUTSIDE

To the front of the property is a paved and planted garden with pathway and outer walling. A side driveway provides off road parking and leads to a single garage with up and over door. The enclosed rear garden is low maintenance with paved and planted areas and is gated for privacy.



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 the Mirfield office on Huddersfield Road (A644) heading towards Dewsbury. After approximately 2 miles, take a left turn onto Ravenshouse Road which will then become Low Road. At the junction, take a left onto Heckmondwike Road (B6117). Take a right turn heading up Moor End Lane. Just before you approach The George pub on the right hand side, take a left turn onto Lower Bower Lane and then a right turn onto Hollins Avenue where the property can be found on the left hand side.

TENURE:

Freehold

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:

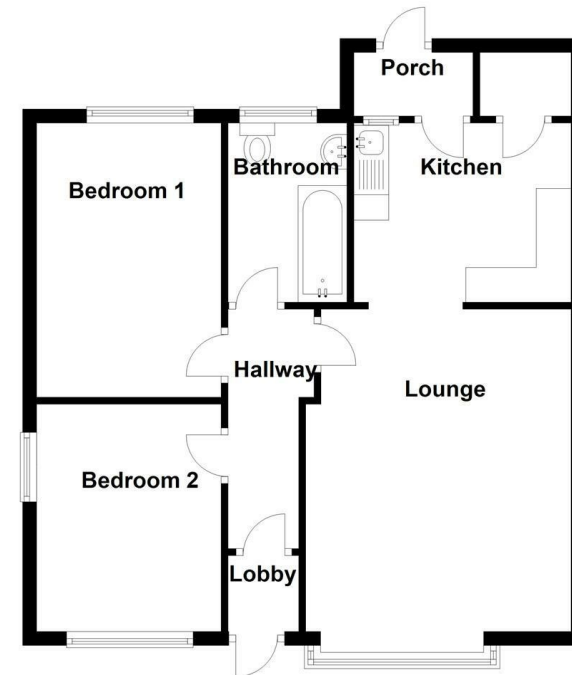
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing:-

Mirfield Properties: 01924 495334

Ground Floor

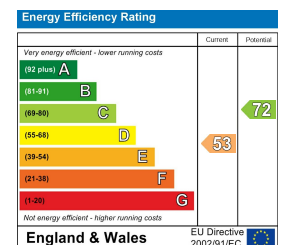


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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