



9 Wetherill Terrace, Dewsbury, WF13 4PR  
Offers In The Region Of £95,000

**bramleys**





Offered for sale with no vendor chain is this good sized traditional terraced house. Featuring uPVC double glazing, central heating system and having an enclosed garden to the rear. Having accommodation comprising of kitchen, lounge, two first floor bedrooms and house bathroom. Located within easy reach of local amenities, schooling and major road and rail links. Internal viewing recommended.





## GROUND FLOOR

### Kitchen

12'6" x 6'1" (3.81m x 1.85m)

Accessed via a front uPVC door and having a window to the front. The Kitchen is fitted with wall and base units with work surfaces, sink unit and tiled splash backs.

### Lounge

14'0" x 13'9" (4.27m x 4.19m)

A good sized Lounge with a uPVC double glazed window and a uPVC double glazed door leading out to the rear garden. To one wall is a feature fireplace to one wall with hearth and inset fire, along with a central heating radiator.

## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

### Bedroom 1

14'0" x 10'0" (4.27m x 3.05m)

The master bedroom overlooks the rear garden and has two uPVC double glazed windows and a central heating radiator.

### Bedroom 2

7'4" x 6'3" (2.24m x 1.91m)

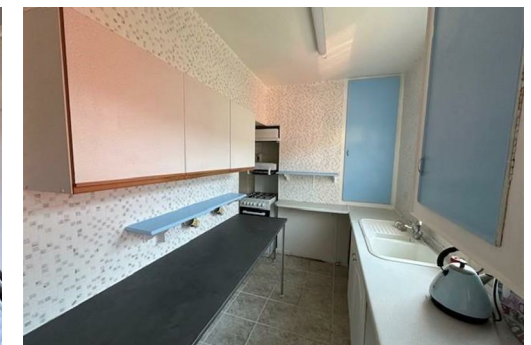
Overlooking the front and having a central heating radiator and a uPVC double glazed window.

### Bathroom

Furnished with a coloured 3 piece suite comprising of panelled bath, wash basin and WC. Having a central heating radiator and a uPVC double glazed window.

## OUTSIDE

The property is street lined to the front and to the rear is a an enclosed garden with lawn and paving.



## 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:

Band A

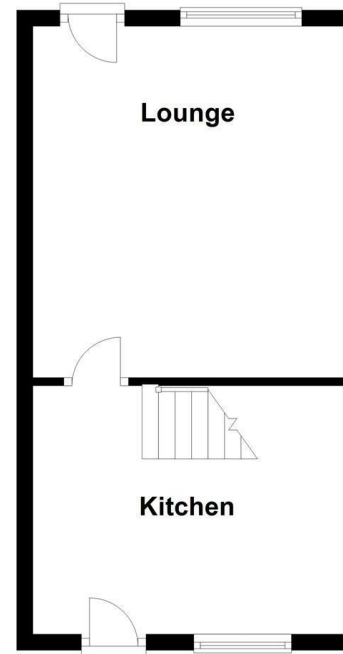
## MORTGAGES:

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.**

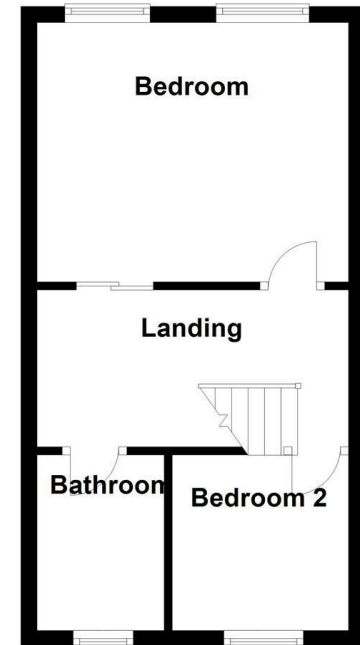
## ONLINE CONVEYANCING SERVICES:

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.

Ground Floor



First Floor

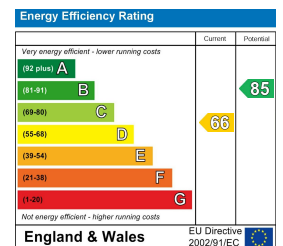


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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