



18 Bower Lane, Dewsbury, WF13 4PW

Asking Price £300,000

bramleys

****AN UNUSUAL PLOT COMPRISES OF 2 DWELLINGS, 3 BEDROOMED DETACHED & A 2 BEDROOMED ANNEX****

The original detached house and annex within the rear garden. The property would be ideal for those requiring additional accommodation for a dependent relative or teenage annex alike. No.18 comprises a good sized 3 bedroomed detached house with modern fixtures and fittings throughout, gas central heating system and uPVC double glazing. Externally there are garden areas to both front and rear and driveway which provides off road parking. Within the rear garden is the annex, formerly a garage the building has been extended to now provide a 2 bedroom, detached property which is fitted with uPVC double glazing and a gas fired central heating system. Located in an ever popular area, with local amenities, well regarded schooling and major road and rail links available nearby. These properties are well worthy of an internal inspection. ****NO CHAIN****





No.18 BOWER LANE



GROUND FLOOR:

Enter the property through an external door.

Entrance Hall

With a central heating radiator, hardwood flooring and stairs rising to the first floor.

Cloakroom/WC

Furnished with a wash hand basin and WC. There is also a central heating radiator, tiled floor with under-floor heating and a uPVC double glazed window.

Lounge

15'7" x 13'7" (4.75m x 4.14m)

With a uPVC double glazed bow window, central heating radiator and a fireplace to one wall.

Dining Room

13'2" x 12'1" (4.01m x 3.68m)

With a uPVC double glazed window, hardwood flooring and a central heating radiator.

Kitchen

13'9" x 12'1" (4.19m x 3.68m)

Fitted with a range of modern wall and base units with work surfaces, tiled splashbacks, feature island with sink unit, understairs store cupboard and an external door gives access to the rear.

FIRST FLOOR:

Landing

Master Bedroom

13'7" x 13'6" (4.14m x 4.11m)

Situated to the front of the property, having a central heating radiator and uPVC double glazed window.

Bedroom 2

13'7" x 13'5" (4.14m x 4.09m)

Located to the rear of the property. Fitted with a uPVC double glazed window and a central heating radiator.

Bedroom 3

10'8" x 9'9" (3.25m x 2.97m)

Fitted with a central heating radiator, hardwood flooring and a uPVC double glazed window overlooking the rear garden.

Bathroom

Furnished with a 4 piece suite comprising of a shower cubicle, bath, wash hand basin and WC. With full tiling to the walls and floor, under-floor heating, a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a lawned garden area with a lengthy side driveway which provides off road parking. To the rear there is an enclosed garden with lawn and patio seating area.

ANNEX

Please note, in the garden of No.18 there is a former garage which has been extended and converted into an additional dwelling, hereby known as No.20 Bower Lane. Planning App: 2020/94209

Lounge (14'5" x 10'2")

Kitchen (9'10" x 6'3")

Bedroom (10'2" x 10'2")

Bedroom (10'5" x 6'8" min / 10'11" max)

Bathroom

BOUNDARIES & OWNERSHIP

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders

should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the right and proceeding to the town centre. At the major traffic lights proceed straight ahead into High Street passing Heckmondwike Grammar School on the right and Independent Chapel on the left. Continue through the next traffic lights into Halifax Road and take the next right into Kilpin Hill Lane. Proceed straight ahead passing Occupation Lane and Harewood Avenue and look out for Bower Lane on the right where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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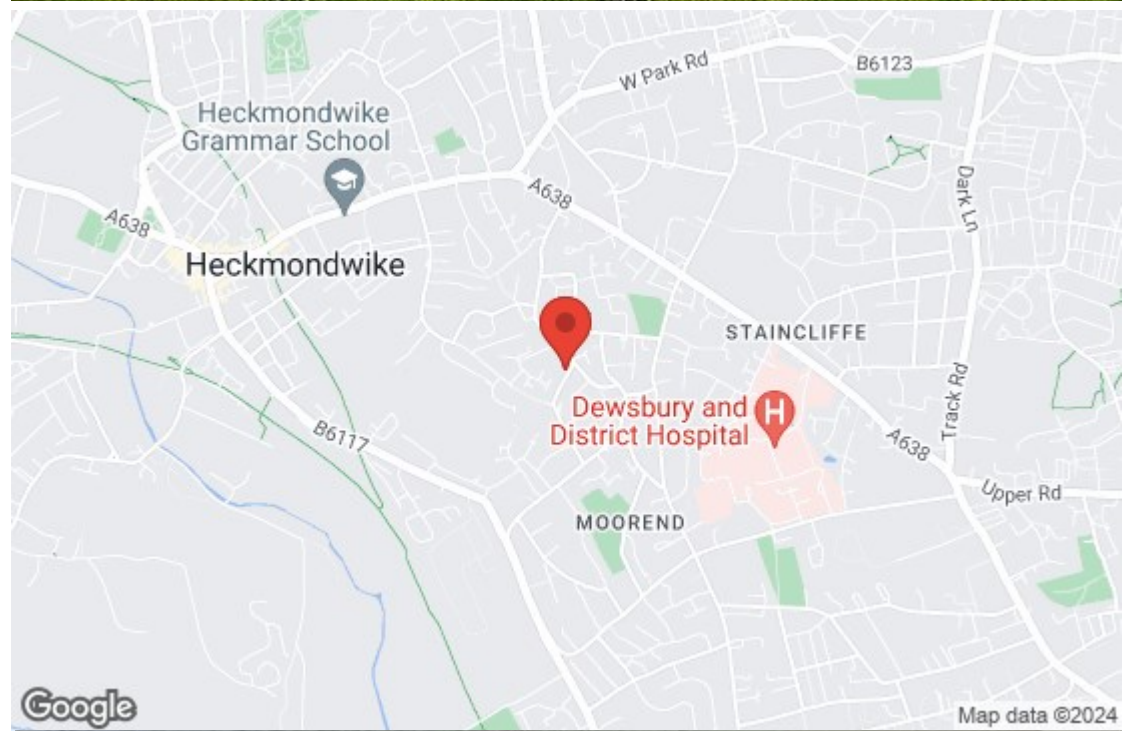
MORTGAGES:

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.



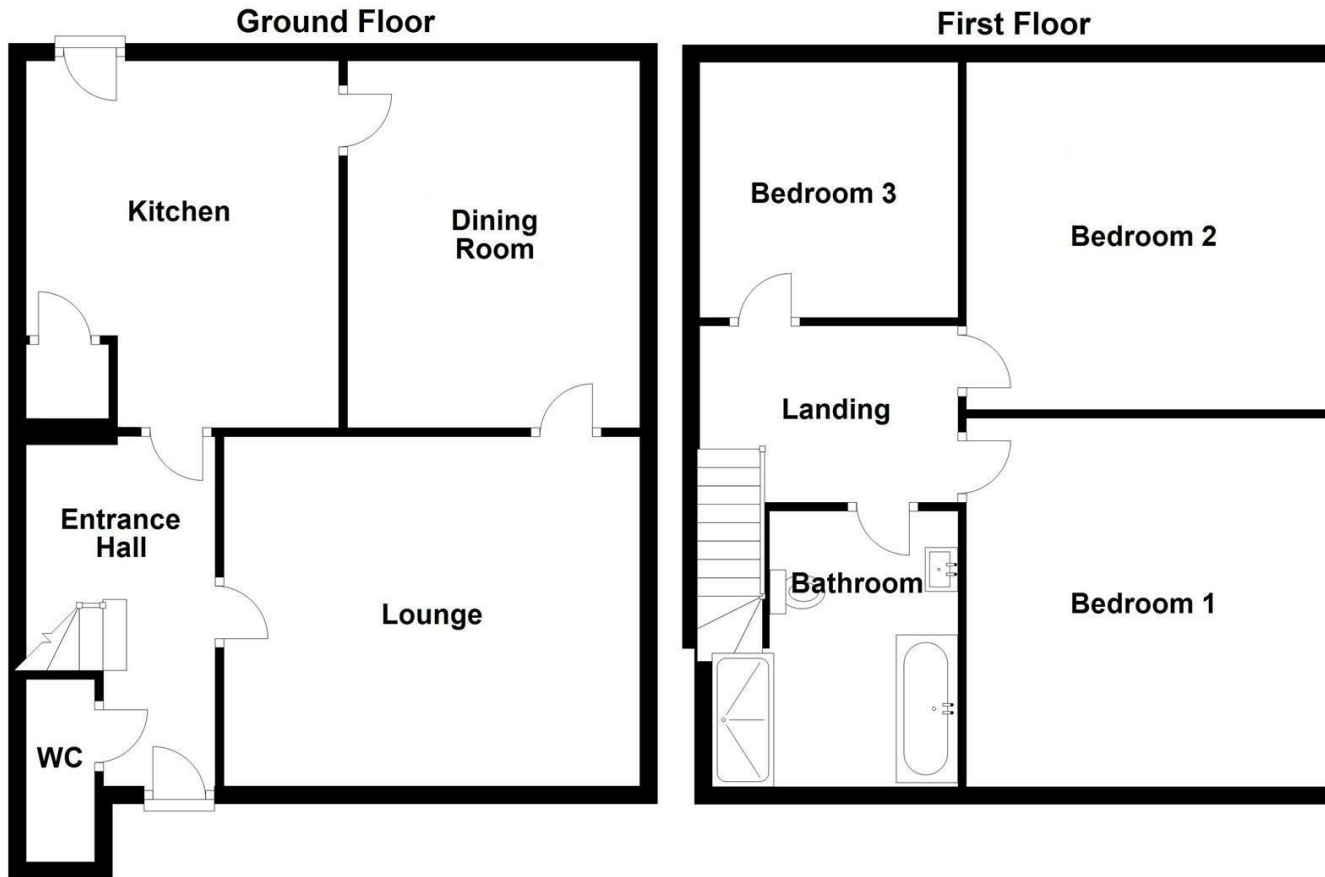




No.20 BOWER LANE



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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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

