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47 Bennett Lane, Dewsbury, WF12 7DY

For Sale Freehold £275,000

Occupying a fantastic corner plot is this well presented three bedroom semi detached property plus plus additional loft conversion, that can be used as a fourth bedroom, ample driveway parking and front and rear gardens.

The property briefly comprises of the entrance hall, lounge, spacious kitchen/diner and conservatory. The first floor landing leads to three bedrooms and modern house bathroom/w.c. A further set of stairs leads to the loft room. Externally the property has a lawned garden to the front and driveway parking for three vehicles. To the rear is enclosed garden with decked patio seating area and artificial lawn.

The property is well placed to local amenities including shops and schools that Dewsbury and Offer has to offer. It is ideally placed for the motorway network, perfect for those looking to commute further afield.

This deceptively spacious property deserves an early viewing to fully appreciate te accommodation offer.

IMPORTANT NOTE TO PURCHASERS

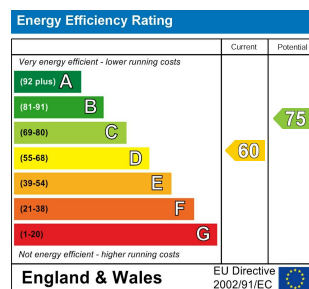
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, understairs storage cupboard and doors to the lounge and kitchen/diner.

LOUNGE

13'11" x 11'10" [4.25m x 3.63m]

UPVC double glazed box window to the front elevation, central heating radiator and open fireplace.

KITCHEN/DINER

18'5" x 9'8" [5.62m x 2.95m]

Range of wall and base units with laminate work surface, sink and drainer unit, integrated oven with five ring gas hob, central island with further storage, space for an American style fridge/freezer.

UPVC double glazed window and door to the side elevation with further window to the rear. Central heating radiator, spotlights and door to the conservatory.

CONSERVATORY

10'1" x 9'4" [3.09m x 2.87m]

UPVC double glazed windows to the side and rear with French doors to the garden.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and doors to three bedrooms and bathroom. Stairs to the loft room.

BEDROOM ONE

12'11" x 11'10" [3.95m x 3.62m]

UPVC double glazed window to the rear

elevation, fitted wardrobes and central heating radiator.

BEDROOM TWO

11'5" x 8'2" [3.48m x 2.51m]

UPVC double glazed window to the front elevation, central heating radiator, understairs wardrobe/storage and built in storage cupboard.



BEDROOM THREE

8'0" x 6'9" [2.45m x 2.06m]

UPVC double glazed window to the front elevation, built in storage cupboard and central heating radiator.

BATHROOM/W.C.

7'10" x 5'8" [2.39m x 1.73m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator and spotlights.



LOFT ROOM

15'1" x 14'6" [4.62m x 4.43m]

Velux windows to the front and rear elevation, central heating radiator.

OUTSIDE

To the front is a driveway providing off road parking for three vehicles and a lawned garden with steps to the front door. To the rear is a decked seating area with flagged patio area and artificial lawn, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.