



Field Lane, Ravensthorpe Dewsbury WF13 3DU

welcome to

Field Lane, Ravensthorpe Dewsbury

What a property this is! Arranged over four floors is this recently refurbished, inside and out, four bedroom semi-detached property. In our opinion, you can just turn the key and move in. Don't miss this one as will not be on for long View today!



Lower Ground Floor Accommodation Kitchen

14' 6" x 14' 5" (4.42m x 4.39m)

Double glazed windows to front and side. Modern fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Five ring gas hob, electric oven and plumbing for washing machine. Gas central heating radiator , laminate flooring and spotlights to ceiling.

Reception Room

16' 1" x 14' 5" (4.90m x 4.39m)

Double glazed multi pane effect window to front. Gas central heating radiator, laminate flooring and spotlights to ceiling. TV point, built in storage cupboard and cupboard housing the boiler and meters.

Ground Floor Accommodation

Lounge

16' 2" x 14' 9" (4.93m x 4.50m)

Double glazed multi pane effect window to front and double glazed window to side. Gas coal effect fire with decorative surround, inlay and hearth. TV and telephone points. Coving to ceiling, gas central heating radiator and wall lights. Composite door to front.

Reception Room

14' 9" x 12' 9" (4.50m x 3.89m)

Double glazed multi pane effect window to rear. Gas coal effect fire with marble surround, inlay and hearth. Laminate flooring, telephone and TV points. Coving to ceiling and gas central heating radiator.

Rear Lobby

Composite door to garden and stairs to first floor landing.

First Floor Accommodation

First Floor Landing

Double glazed window to side. Doors to all first floor accommodation, stairs to top floor accommodation and laminate flooring.

Bedroom

15' x 9' 6" (4.57m x 2.90m)

Double glazed multi pane effect window to front. Gas central heating radiator.

Bedroom

14' 9" x 9' 5" (4.50m x 2.87m)

Double glazed multi pane effect window to rear. Gas central heating radiator.

Bedroom/ Home Office

6' 6" x 6' 3" (1.98m x 1.91m)

Double glazed multi pane effect window to rear. Gas central heating radiator.

Family Bathroom

10' 1" x 6' 2" (3.07m x 1.88m)

Double glazed multi pane effect window to rear. P-shaped bath with mixer tap and wall mounted shower over. Vanity wash hand basin with mixer tap with storage below. WC, spotlights to ceiling and chrome ladder style radiator.

Top Floor Accommodation

Bedroom

17' 3" x 16' 2" (5.26m x 4.93m)

Velux skylight window to front. TV point, gas central heating radiator and door to en-suite shower room.

En-Suite Shower Room

Shower cubicle with wall mounted shower, extractor fan and wash hand basin with mixer tap. WC, chrome ladder style radiator and spotlights to ceiling.

Exterior

The property is accessed via wrought iron gates onto the imprinted concrete driveway. Steps up to the Property and side access gate leading to the rear. The rear garden is imprinted concrete also for low maintenance. Benefits from outside watering tap.



view this property online williamhbrown.co.uk/Property/DWS114582



welcome to

Field Lane, Ravensthorpe Dewsbury

- Four Bedroom Semi-Detached Property
- Three Reception Rooms, 14ft Kitchen
- Three Double & One Single Bedroom
- 10ft Family Bathroom, En-Suite To Master
- Driveway, Low Maintenance Garden

Tenure: Freehold EPC Rating: Awaited

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS114582

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
DWS114582 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk