



Occupation Lane, Dewsbury WF13 4BJ

welcome to

Occupation Lane, Dewsbury

This well-proportioned three bedroom semi- detached comprising of: 14ft lounge, 12ft 2nd reception room, kitchen, useful cellar space, three bedrooms, family bathroom, garden to front and rear!!



Entrance Porch

Door to front, tiled flooring and double glazed window to front. Door to hallway, single glazed door to hallway. Feature stone wall to two walls.

Entrance Hallway

Storage cupboard, doors to accommodation and gas central heating radiator.

Lounge

14' 4" MAX x 11' 11" MAX (4.37m MAX x 3.63m MAX)
Double glazed window to rear, gas central heating radiator and telephone and TV points. Feature stone brick fireplace with gas fire and tiled hearth.

Second Reception Room

12' MAX x 11' 11" MAX (3.66m MAX x 3.63m MAX)
Double glazed window to front, gas central heating radiator and telephone point. Feature stone fireplace with gas fire and tiled hearth.

Kitchen

7' 8" MAX x 7' 8" MAX (2.34m MAX x 2.34m MAX)
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback. Stainless steel sink drainer with mixer tap. Wall mounted boiler, space for cooker and plumbing for washing machine. Laminate flooring and door to cellar.

Landing

Doors to accommodation, loft access and double glazed window to rear. Towel style radiator.

Bedroom One

14' x 11' 11" (4.27m x 3.63m)
Double glazed window to rear and gas central heating radiator.

Bedroom Two

12' 2" MAX x 12' 2" MAX (3.71m MAX x 3.71m MAX)
Double glazed window to front and gas central heating radiator.

Bedroom Three

10' 6" MAX x 9' 8" MAX (3.20m MAX x 2.95m MAX)
Double glazed window to front and gas central heating radiator.

Bathroom

Double glazed window to rear, panelled bath with hot and cold taps, wall mounted shower over. Part tiled walls and wash hand basin with mixer tap. WC.

Exterior

To the front of the property there is a small lawned area. Paved and lawned area to the rear.



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welcome to

Occupation Lane, Dewsbury

- Three Bedroom Semi Detached
- Two Reception Rooms
- Family Bathroom
- Popular Location
- NO CHAIN

Tenure: Freehold EPC Rating: E

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS115973 - 0004

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