

**Bennett Lane, Dewsbury WF12 7DX** 



## welcome to

# **Bennett Lane, Dewsbury**

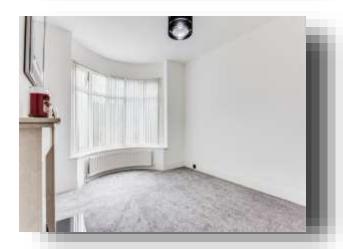
Situated on this popular road of Bennett Lane is this well presented semi-detached property benefiting from three bedrooms, 15ft Kitchen Diner, two reception rooms and family bathroom, Two Driveways, front and rear gardens. Don't Delay... View Today!













### **Entrance Hallway**

Door to front, gas central heating radiator and access to all downstairs accommodation.

## Lounge

14' Into bay  $\times$  11' 11" ( 4.27m Into bay  $\times$  3.63m ) Double glazed bay window to front. Gas central heating radiator, telephone and TV point. Gas fire with marble surround, inlay and hearth.

## **Dining Room/ Reception Two**

11' 11" MAX x 11' 11" MAX ( 3.63m MAX x 3.63m MAX ) Double glazed patio doors to garden, gas central heating radiator and coving to ceiling. Gas fir with wooden surround, marble inlay and hearth.

#### **Kitchen Diner**

15' 9" MAX x 5' 10" ( 4.80m MAX x 1.78m ) Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine and dishwasher. Integrated fridge and freezer. Understairs storage cupboard housing the boiler. Double glazed window to rear and Upvc door to rear.

#### **Bedroom One**

14' 8" Into Bay x 11' 10" MAX ( 4.47m Into Bay x 3.61m MAX )

Double glazed bay window to front and gas central heating radiator.

### **Bedroom Two**

11' 11" MAX x 11' 10" MAX ( 3.63m MAX x 3.61m MAX ) Double glazed window to rear and gas central heating radiator.

### **Bedroom Three**

8' 1" x 6' (2.46m x 1.83m)

Double glazed window to front, gas central heating radiator and laminate flooring.

#### **Bathroom**

Double glazed window to rear. Panelled bath with wall mounted shower over. Wash hand basin with mixer tap, wc and gas central heating radiator.

#### **Exterior**

To the front of the property there is a paved garden with plant and shrub borders, tarmac driveway to side leading to the rear garden. Side access gate to the rear. The enclosed rear garden is mainly lawned with plant and shrub borders. Decked area perfect for relaxing or entertaining on. Second tarmac driveway to rear. Storage shed to remain.





## welcome to

# **Bennett Lane, Dewsbury**

- Three Bedroom Semi Detached
- Two Reception Rooms
- Two Driveways
- Front & Rear Gardens
- **Popular Location**

Tenure: Freehold EPC Rating: D

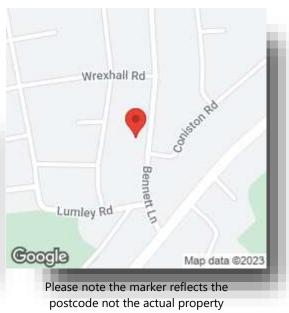
fixed price

£240,000









view this property online williamhbrown.co.uk/Property/DWS115541



Property Ref: DWS115541 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we important matters before exchange of contracts.

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 quidance 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



william h brown

01924 468900



Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.