



Lees House Road, Dewsbury WF12 9BP

welcome to

Lees House Road, Dewsbury

READY TO GET YOUR FOOT ON THE PROPERTY LADDER? Guide Price £70,000 - £80,000 Tucked away in this cul-de-sac location just off Lees House Road in Thornhill Lees is this well-proportioned & presented one double bedroom ground floor flat. No chain....



Open Plan Lounge Kitchen Area

19' 9" x 12' 4" (6.02m x 3.76m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splash back tiling. Stainless steel sink drainer and mixer tap. Electric hob, electric oven and plumbing for washing machine. Telephone and TV points. Part Upvc panelling to walls, wall mounted electric heater and wall mounted storage heater. Timber framed double glazed window to rear and side. Upvc door to side.

Bedroom

13' 9" MAX x 8' 7" MAX (4.19m MAX x 2.62m MAX)

Timber framed double glazed window to rear and wall mounted electric heater.

Bathroom

Timber framed double glazed window to side. Upvc panelled bath with wall mounted shower over. Wash hand basin, WC and wall mounted storage heater. Cupboard housing the cylinder. Upvc panelling to walls.

Exterior

One allocated parking space to the front of the property. Own garden to rear.

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Lees House Road, Dewsbury

- Guide Price £70,000 - £80,000
- One Bedroom Ground Floor Flat
- Open Plan 19ft Lounge Kitchen
- Modern Bathroom, Own Garden
- One Allocated Parking Space, No Chain

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 May 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116009 - 0005

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 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.



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