

Lincoln Road, Earlsheaton Dewsbury WF12 7LE



## welcome to

# **Lincoln Road, Earlsheaton Dewsbury**

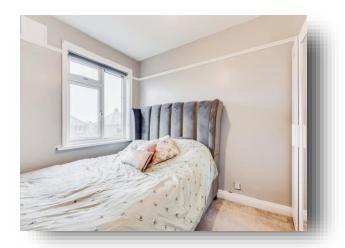
IF A GOOD SIZED GARDEN IS AT THE TOP OF YOUR LIST ... THEN READ ON!! Guide Price £150,000 - £160,000 A well-proportioned two double bedroom semi-detached property situated just off Old Bank Road / Bywell Road, Earlsheaton, Dewsbury.. view today!













## **Entrance Lobby**

Part double glazed composite door to front, gas central heating radiator and stairs to first floor landing.

## Lounge

14' x 11' 6" ( 4.27m x 3.51m )

Double glazed window to front, gas central heating radiator and laminate flooring. Coving to ceiling and TV POINT.

#### Kitchen

15' 8" x 8' 4" ( 4.78m x 2.54m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Asterite 1& 1/2 sink drainer with mixer tap. Gas cooker point, plumbing for washing machine and cupboard housing the boiler. Gas central heating radiator, laminate flooring and two double glazed windows to rear. Door to garden.

## **First Floor Landing**

Double glazed window to side, access to loft space and doors to first floor accommodation.

#### **Bedroom One**

14' 8" MAX x 10' 7" MAX Includes Bulkhead ( 4.47m MAX x 3.23m MAX Includes Bulkhead )

Double glazed window to front, gas central heating radiator and over stairs storage cupboard.

#### **Bedroom Two**

10' 7" x 7' 9" ( 3.23m x 2.36m )

Double glazed window to rear, gas central heating radiator and picture rail.

## **Bathroom**

Double glazed window to rear, p- shaped bath with mixer tap and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. Ladder style radiator, WC and spotlights to ceiling. Tiled walls and floor where visible.

#### Exterior

To the front of the property there is a tarmac driveway providing off street parking. The enclosed rear garden faces in a southerly direction and has a fantastic raised Indian stone paved area and the rest of the garden is lawned. Side access gate leading to the generous low maintenance sized side garden. This provides further scope to extend subject to the usual planning permissions and consents. Outside water tap.





## welcome to

# **Lincoln Road, Earlsheaton Dewsbury**

- Guide Price £150,000 £160,000
- Two Double Bedroom Semi-Detached Property
- 14ft Lounge, 15ft Kitchen
- Generous Garden To Side & Rear
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

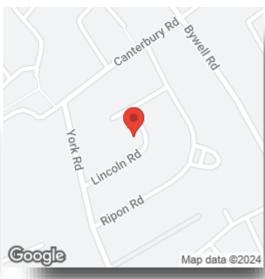
quide price

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116304



Property Ref: DWS116304 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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

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.