



Frances Road, Earlsheaton Dewsbury WF12 8JG

welcome to

Frances Road, Earlsheaton Dewsbury

A well-proportioned two bedroom end town house property. Situated in Earlsheaton the property benefits from an entrance porch, lounge, kitchen diner, conservatory, first floor bathroom, front & rear gardens, Driveway with a detached garage and close to all amenities. View today!



Entrance Porch

Part double glazed composite door to front, double glazed windows to front and side. Tiled flooring and part double glazed composite door to hallway.

Entrance Hallway

Stairs to first floor landing, tiled flooring and gas central heating radiator. Door to lounge.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

Double glazed bay window to front, gas central heating radiator, dado rail and coving to ceiling. Telephone and TV points.

Kitchen

15' 1" x 7' 2" (4.60m x 2.18m)

Fitted kitchen with range of wall and base units, complementary work surfaces and splash back tiling. Stainless steel sink drainer with mixer tap. Space for cooker, plumbing and space for washing machine. Wall mounted boiler, tiled flooring and gas central heating radiator. Door to pantry. Two double glazed windows to rear. Part double glazed composite door to conservatory.

Conservatory

9' 4" x 9' 9" (2.84m x 2.97m)

Laminate flooring, double glazed windows to rear and sides. Patio doors to rear garden.

First Floor Landing

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

Bedroom One

15' 3" MAX x 10' 8" (4.65m MAX x 3.25m)

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

Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m)

Double glazed window to rear and gas central heating radiator.

Family Shower Room

Double glazed window to rear, tiled walls and floor where visible. Double shower cubicle with wall mounted shower over, vanity wash hand basin with mixer tap and WC. Spotlights to ceiling.

Exterior

To the front of the property there is a paved and lawned areas with plant and shrubs. Side access to the rear garden. The enclosed rear garden has various sitting paved and lawned areas stocked with a variety of plant, tree and shrubs.

Garage

Benefits from an up and over door.



view this property online williamhbrown.co.uk/Property/DWS116423



welcome to

Frances Road, Earlsheaton Dewsbury

- Two Bedroom End Town House
- Entrance Porch
- Front and Rear Gardens
- Off Street Parking & Detached Garage
- Popular Location

Tenure: Freehold EPC Rating: F

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116423



Property Ref:
DWS116423 - 0002

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.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk