



Knowles Hill Road, Dewsbury WF13 4QT



welcome to

Knowles Hill Road, Dewsbury

WANT CHARM? CHARACTER BY THE BAGS FULL? PRIVACY? SOMETHING QUIRKY TO PUT YOUR OWN STAMP ON? Then don't miss out on this rare opportunity to acquire this delightful one off property. No Chain.. view today!!



Entrance Lobby

Timber door to front, tiled flooring and coving to ceiling.

Lounge

16' 4" x 14' MAX (4.98m x 4.27m MAX)

Double glazed lead effect window to front, two gas central heating radiators and coving to ceiling. Ceiling rose, telephone and TV point. Gas coal effect fire with decorative surround and tiled hearth.

Kitchen

8' 2" x 6' 6" (2.49m x 1.98m)

Fitted kitchen with a range of wall and base units, complementary work surfaces. Butler style sink, gas hob and electric oven. Plumbing for washing machine, cupboard housing the boiler and wall mounted cooker hood. Double glazed lead effect window to front, tiled walls and floor where visible.

Cellar Space

Perfect for storage and has power points.

Bedroom

16' 4" x 13' 6" (4.98m x 4.11m)

Double glazed lead effect windows to front and rear. Coving to ceiling, gas central heating radiator and TV point. Feature fireplace to one wall and wood flooring.

Bathroom

Double glazed window to rear. Cast iron roll top bath with claw feet, mixer tap and shower attachment. Gas central heating radiator, wash hand basin and WC. Tiled walls and floor where visible.

Exterior

The enclosed established southerly facing garden has stone paved areas to relax or entertain on. The rest of the garden has been lawned with established plant tree and shrubs. Outside water tap, lighting and timber storage shed to remain. Driveway for one car leading to the detached garage and garden.

Detached Garage

16' 5" x 7' 8" (5.00m x 2.34m)

Access via double doors, has power, lighting and is alarmed.



view this property online williamhbrown.co.uk/Property/DWS116482



welcome to

Knowles Hill Road, Dewsbury

- One Bedroom Detached Cottage / Bungalow
- 16ft Lounge, 16ft Bedroom
- 8ft Kitchen, Bathroom
- Driveway, Detached Garage
- Charming Enclosed Garden, No Chain

Tenure: Freehold EPC Rating: E

£125,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS116482](https://www.williamhbrown.co.uk/Property/DWS116482)



Property Ref:
DWS116482 - 0006

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