

Ward Street, Dewsbury WF13 2EH



welcome to

Ward Street, Dewsbury

Guide Price £150,000 - £160,000 WANT A LINK-DETACHED PROPERTY TUCKED AWAY AND AT THE HEAD OF THE STREET BUT STILL CLOSE TO ALL AMENITIES? .. THEN READ ON... Sure not to be on the market long.. arrange a viewing today to avoid disappointment!!!













Entrance Hallway

Stairs to first floor landing, cornicing to ceiling and ceiling rose. Upvc door to front and doors to ground floor accommodation.

Lounge

16' 9" x 13' 2" (5.11m x 4.01m)

Double glazed multi pane effect window to front with original wood shutters. Double glazed window to side, gas central heating radiator and TV point. Cornicing to ceiling and inset multi fuel burner.

Kitchen Diner

15' 9" x 12' 9" (4.80m x 3.89m)

Fitted kitchen with a range of wall and base units, under unit lighting, complementary work surfaces and splashback tiling. Porcelain sink with mixer tap. Gas cooker point, space for range cooker and plumbing for washing machine. Integrated dishwasher, wall mounted boiler and gas central heating radiator. Coving to ceiling, double glazed multi pane effect window to front, double glazed window to side and original stone flooring. Door to rear garden and door to cellar.

Cellar One

12' 7" x 7' (3.84m x 2.13m) Double glazed window to side, numerous power points and lighting. Gas central heating radiator and stone floor.

Cellar Two

12' 8" x 7' 1" (3.86m x 2.16m) Numerous power points, gas and electric meters. Double glazed window to front, lighting and gas central heating radiator. Extractor fan. The cellar spaces in our opinion could be a good utility room and or home office.

First Floor Landing

Painted floor boards, coving to ceiling and gas central heating radiator. Doors to first floor accommodation.

Bedroom One

16' MAX x 10' 2" MAX (4.88m MAX x 3.10m MAX) Double glazed multi pane effect window to front with far reaching views across industrial Batley and Dewsbury, coving to ceiling and gas central heating radiator. Door to en suite WC.

En Suite Wc & Storage Cupboard

WC, double glazed window to side and splash backs. Wash hand basin with mixer tap, spotlights to ceiling and extractor fan.

Bedroom Two

13' 3" x 9' 8" (4.04m x 2.95m) Double glazed multi pane effect window to front with far reaching views across industrial Batley and Dewsbury. coving to ceiling and gas central heating radiator.

Bedroom Three

9' 7" x 5' 8" (2.92m x 1.73m) Double glazed window to side, painted floor boards, gas central heating radiator and coving to ceiling.

Family Bathroom

Double glazed multi pane effect window to front . Cast iron roll top free standing bath with mixer tap, shower attachment and wall mounted shower. WC, chrome ladder style radiator and wash hand basin. Dado rail, spotlights to ceiling and upvc splashbacks.

Exterior

The enclosed front garden has been pebbled and paved with established plant and shrub borders. Outside lighting, cherry tree and three conservatory/ workshops. Being 35ft in total. Power points, the elevated rear garden has been pebbled for low maintenance, pear and plum trees. Stocked with plant and shrubs.

Integral Garage

17' 4" x 8' 6" (5.28m x 2.59m) Accessed via double doors.





welcome to

Ward Street, Dewsbury

- Guide Price £150,000 £160,000
- Three Bedroom Link-Detached Property
- 16ft Lounge, 15ft Kitchen Diner
- Two Useful Cellars, Garage
- Front & Rear Gardens

Tenure: Freehold EPC Rating: E

guide price **£150,000**





view this property online williamhbrown.co.uk/Property/DWS116548



Property Ref: DWS116548 - 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





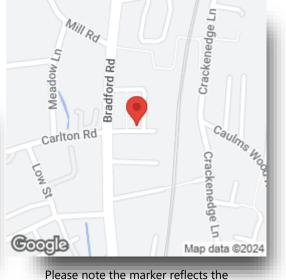
Dewsbury@williamhbrown.co.uk

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



williamhbrown.co.uk

01924 468900



postcode not the actual property