



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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116548 - 0002

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