

Leeds Road, Dewsbury WF12 7HJ

welcome to

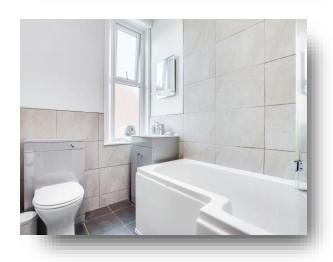
Leeds Road, Dewsbury

GREAT FTB? UPSIZE? OR DOWNSIZE INTO? OR BUY TO LET INVESTMENT?.. THE CHOICE IS YOURS BUT BE QUICK! Guide Price £150,000 - £160,000 Properties on the ever popular Leeds Road don't tend to hang around so chop chop! Arrange your viewing today!!













Entrance Lobby

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

Lounge

14' 1" x 14' MAX (4.29m x 4.27m MAX) Double glazed window to front, gas central heating radiator and dado rail. Cornicing to ceiling, telephone and TV points. Inset pebble effect gas fire and wall lights.

Kitchen Diner

16' 8" x 9' 2" (5.08m x 2.79m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker. Cupboard housing the boiler, gas central heating radiator and laminate flooring. Plumbing washing machine, two double glazed windows to rear and composite door to rear. Access to cellar space.

Cellar Space

Storage space, housing gas and electric meters.

Landing

Access to loft space and doors to first floor accommodation.

Bedroom One

12' 1" x 9' To wardrobes (3.68m x 2.74m To wardrobes) Double glazed window to front, gas central heating radiator and TV point. Fitted wardrobes to one wall and dado rail.

Bedroom Two

11' \times 9' 7" To Wardrobes (3.35m \times 2.92m To Wardrobes) Double glazed window to rear, built in wardrobes and over head storage to one wall and gas central heating radiator. Dado rail, further built in storage cupboard.

Bedroom Three

9' 2" MAX x 5' 7" MAX Includes Bulkhead (2.79m MAX x 1.70m MAX Includes Bulkhead)
Double glazed window to front and wall mounted storage cupboard. Gas central heating radaitor.

Bathroom

Double glazed window to rear, P shaped bath with mixer tap, shower attachment and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and chrome ladder style radiator. Spotlights to ceiling, part tiled walls and tiled floor.

Exterior

Pebbled front garden for low maintenance. The enclosed rear garden has been lawned and paved.





welcome to

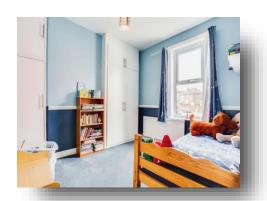
Leeds Road, Dewsbury

- Guide Price £150,000 £160,000
- Three Bedroom Mid Terrace Property
- 14ft Lounge, 16ft Kitchen Diner
- Modern Family Bathroom
- **Enclosed Rear Garden**

Tenure: Freehold EPC Rating: D

quide price

£150,000









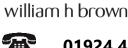
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116475



Property Ref: DWS116475 - 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) 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 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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.