



Quarry Road, Dewsbury WF13 2RZ

welcome to

Quarry Road, Dewsbury

You won't find another like it! So, own this unique property today! Situated in Dewsbury is this charming two-bedroom detached bungalow close to all local amenities, schooling and town centres. Sure not to be on the market long... no chain.. view today!!



Entrance Porch

Double glazed composite door to front, two double glazed windows to both sides and laminate flooring.

Entrance Hall

Gas central heating radiator, loft hatch which is half bordered and doors to accommodation.

Lounge

15' 9" x 11' 8" (4.80m x 3.56m)

Double glazed window to front, gas central heating radiator, telephone and TV points. Coving to ceiling, two single glazed stained glass circular windows to conservatory. Electric fire with marble surround, inlay and hearth.

Kitchen

12' 7" x 6' 9" (3.84m x 2.06m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink drainer with mixer tap. Electric oven, electric hob and wall mounted cooker hood. Plumbing for washing machine and dishwasher, coving to ceiling and double glazed window to front.

Conservatory

12' 4" x 9' 5" (3.76m x 2.87m)

Of Upvc construction. Double glazed windows to rear and sides. Laminate flooring and door to side access to garden.

Bedroom One

13' 5" x 11' 9" (4.09m x 3.58m)

Double glazed window to rear, fitted wardrobe to one wall and gas central heating radiator. Coving to ceiling.

Bedroom Two

10' 7" x 8' 9" (3.23m x 2.67m)

Double glazed window to rear, gas central heating radiator and coving to ceiling.

Bathroom

Double glazed window to side, gas central heating radiator and corner bath with hot and cold taps. WC, wash hand basin with hot and cold taps. Shower cubicle with wall mounted shower. Part tiled walls.

Exterior

The property is accessed to the enclosed gardens through wrought iron gates, driveway providing off street parking leading to the detached garage. 360 Gardens providing a fantastic entertaining space, stocked with a variety of well established plants, fruit trees and shrubs. Paved areas perfect to relax or entertain on. Green house to remain, outside water tap and lighting.



view this property online williamhbrown.co.uk/Property/DWS116826



welcome to

Quarry Road, Dewsbury

- Two Bedroom Detached True Bungalow
- 15ft Lounge & 12ft Kitchen
- Conservatory
- 360 Gardens & Garage
- NO CHAIN

Tenure: Freehold EPC Rating: Awaiting

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116826



Property Ref:
DWS116826 - 0003

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