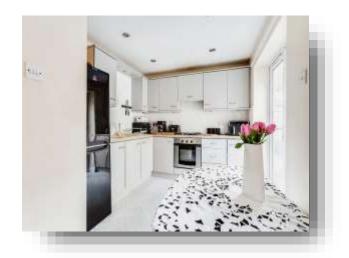


Sugar Lane, Dewsbury WF12 7BY

welcome to

Sugar Lane, Dewsbury

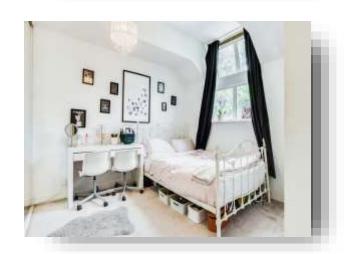
OUR HOUSE IN THE MIDDLE OF OUR STREET Situated over three floors on this ever popular area of Dewsbury is this deceptively spacious three bedroom end terrace town house close to Dewsbury and Ossett town centres.

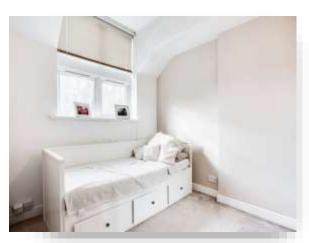












Ground Floor Accommodation Entrance Hallway

Double glazed composite door to front and stairs to first floor accommodation.

First Floor Accommodation Lounge

17' 9" x 16' 3" (5.41m x 4.95m)

Double glazed window to front, double glazed patio doors to Juliet balcony and gas central heating radiator. Tv point, gas fire with decorative surround and spotlights to ceiling. Stairs to second floor accommodation.

Kitchen

16' x 8' 6" (4.88m x 2.59m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink with drainer, under unit lighting, space for fridge and washing machine. Gas hob, gas oven and wall mounted cooker hood. Spotlights to ceiling, gas central heating radiator and double glazed window to rear. Double glazed French doors to garden.

Second Floor Accommodation Bedroom One

12' 1" x 10' 3" (3.68m x 3.12m)

Double glazed window to front and gas central heating radiator.

Bedroom Two

10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed window to rear, gas central heating radiator and built in wardrobe to one wall.

Bedroom Three

7' 2" x 7' (2.18m x 2.13m)

Double glazed window to front and gas central heating radiator.

Family Bathroom

Double glazed window to rear, panelled bath with wall mounted shower over, WC. Wash hand basin with hot and cold taps. Tiled walls and floor where visible.

Integral Garage

Benefits from an up and over door, power and light.

Exterior

To the front of the property there is a driveway leading to the integral garage. To the side of the property there is a decked area perfect for relaxing or entertaining. The rear garden is tiered with paved and barked areas.





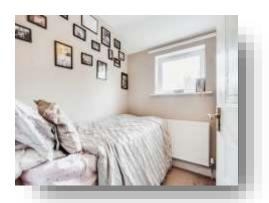
welcome to

Sugar Lane, Dewsbury

- Three Bedroom End Town House
- 17ft Lounge with Juliet Balcony
- Drive & Garage
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

£210,000

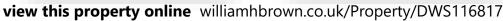








Please note the marker reflects the postcode not the actual property





Property Ref: DWS116817 - 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.



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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.