

**Brunswick Street , Dewsbury WF13 4NE** 

## welcome to

# **Brunswick Street, Dewsbury**

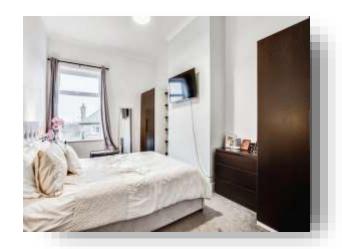
Guide Price £115,000 - £125,000 READY TO FLY THE NEST AND GET YOUR OWN PLACE? LOOKING FOR A READY-MADE BUY TO LET OR ARE YOU DOWNSIZING... THIS PROPERTY FITS ALL OF THESE! DONT MISS IT ...VIEW TODAY!













### **Entrance Hallway**

Double glazed window and Upvc door to front, gas central heating radiator and stairs to first floor landing. Access to lounge/ kitchen.

### **Lounge Kitchen**

18' 2" x 16' 4" ( 5.54m x 4.98m )

Modern white gloss fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Integrated electric oven, hob, microwave, dishwasher and plumbing for washing machine. Extractor fan. Stainless steel sink with mixer tap. Breakfast bar. Wall mounted extractor hood. Spotlights to ceiling. TV point, laminate flooring and feature brick built fireplace with tiled inlay. Gas central heating radiator. Double glazed window to front. Access to cellar.

### **First Floor Landing**

Access to loft space and doors to first floor accommodation.

#### **Bedroom One**

15' 9" x 10' 5" ( 4.80m x 3.17m )

Double glazed window to front, gas central heating radiator and TV point. Coving to ceiling.

#### **Bedroom Two**

8' 1" x 6' (2.46m x 1.83m)

Double glazed window to front, gas central heating radiator and wall mounted boiler.

#### **Bathroom**

Modern fitted bathroom suite. Panelled bath with wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and spotlights to ceiling. Tiled walls and floor where visible, gas central heating radiator.

#### Cellar

Storage area benefiting from power points, lighting and houses both gas and electric meters.

#### Exterior

Small front garden laid to artificial grass and purple slate.

#### Nb

Parking is on street and the CCTV to the property is to remain.





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# **Brunswick Street, Dewsbury**

- Guide Price £115,000 £125,000
- Two Bedroom Front Back To Back Property
- 18ft Modern Lounge/ Kitchen
- 15ft Master Bedroom
- Modern Bathroom

Tenure: Freehold EPC Rating: D

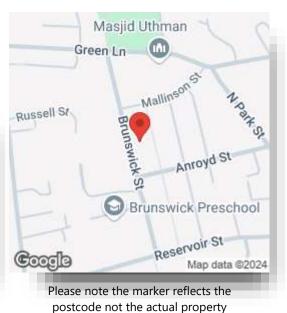
guide price

£115,000









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Property Ref: DWS116909 - 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.





01924 468900



Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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