



**Joshua House Textile Street, Dewsbury WF13 2EY**



**welcome to**

**Joshua House Textile Street, Dewsbury**

Guide Price £80,000 - £90,000 The property Briefly comprises of: entrance with intercom entry phone, open plan living area with fitted kitchen, two double bedrooms, Master having en-suite, family bathroom and dedicated car parking space!!



### **Lounge/ Kitchen**

17' 7" MAX x 16' 1" MAX ( 5.36m MAX x 4.90m MAX )

Two double glazed Upvc windows to front. Two wall mounted electric storage heaters. Fitted kitchen with a range of wall and base units complementary work surfaces. Electric hob, electric oven and wall mounted cooker hood. Plumbing for washing machine and space for fridge and freezer.

### **Utility Room**

Plumbing for washing machine, unvented water heater, shelving and fuse box.

### **Bedroom One**

11' 3" x 8' 11" ( 3.43m x 2.72m )

Double glazed window to front. Wardrobe, wall mounted electric storage heater and door to en suite.

### **En Suite Shower Room**

WC, sink drainer with mixer tap and shower cubicle with wall mounted shower over. Electric towel style radiator. Spotlights to ceiling and shaver point.

### **Bedroom Two**

10' x 8' 7" ( 3.05m x 2.62m )

Double glazed window to front. Wall mounted electric storage heater.

### **Family Bathroom**

WC, sink drainer with mixer tap and bath with mixer tap. Electric towel style radiator, part tiled and spotlights to ceiling. Shaver point.



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## Joshua House Textile Street, Dewsbury

- Guide Price £80,000 - £90,000
- Two Double Bedrooms
- En Suite & Family Bathroom
- Open Plan Living/ Kitchen
- View Today

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1825.98

Ground Rent: 231.79

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116879 - 0009

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