



Leeds Road, Dewsbury WF12 7HX

welcome to

Leeds Road, Dewsbury

Guide Price £200,000 - £210,000 READY TO TURN THIS LOVELY PROPERTY INTO YOUR FOREVER HOME? AS IT'S READY FOR YOU! SITUATED ON THE EVER POPULAR LEEDS ROAD... VIEW TODAY AS NO CHAIN!!



Entrance Hallway

Double glazed Upvc door to front, double glazed window to front and radiator. Stairs to first floor landing. Coving to ceiling and doors to ground floor accommodation.

Lounge

13' 9" Into Bay x 11' 9" MAX (4.19m Into Bay x 3.58m MAX)

Double glazed bay window to front, radiator and TV point. Wall lights, gas coal effect fire with decorative wood surround, marble inlay and hearth.

Reception Two

15' 2" x 10' 7" (4.62m x 3.23m)

Gas coal effect fire with marble inlay and hearth, wall lights and coving to ceiling. Radiator, TV point and door to pantry with light and double glazed window to side. Archway to dining area.

Dining Area

8' 2" x 7' 9" (2.49m x 2.36m)

Double glazed patio door to garden, wall lights, coving to ceiling and telephone point. Radiator.

Kitchen

9' Plus Alcove x 8' (2.74m Plus Alcove x 2.44m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Electric hob, double electric oven and plumbing for washing machine. Integrated fridge and dishwasher and cupboard housing the boiler. Spotlights to ceiling, tiled flooring and part double glazed upvc door to side. Double glazed windows to rear and side with views across farmland and fields.

First Floor Landing

Double glazed window to side, access to loft space and coving to ceiling. Doors to first floor accommodation.

Bedroom One

12' 1" x 11' 9" (3.68m x 3.58m)

Double glazed window to front, built in mirror fronted sliding door wardrobes to one wall and coving to ceiling. Radiator.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Double glazed window to rear with views across fields, radiator and built mirror fronted sliding door wardrobes to one wall.

Bedroom Three

7' 1" x 6' (2.16m x 1.83m)

Double glazed window to front, radiator and coving to ceiling.

Shower Room

Double glazed window to rear. Corner shower cubicle with concealed shower unit. Wash hand basin with mixer tap and storage below. WC, chrome ladder style radiator and spotlights to ceiling. Coving to ceiling, tiled walls and floor where visible.

Exterior

To the front of the property there is a small lawned garden which has plant and shrub borders. Tarmac driveway to side providing off street parking for multiple vehicles leading to the detached garage and rear garden. The rear garden has a block paved sitting area and the rest of the garden is lawned with established plant and shrubs borders with views across farmland and fields. Outside water tap.

Please Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

Please Note

The property is alarmed.



view this property online williamhbrown.co.uk/Property/DWS116926



welcome to

Leeds Road, Dewsbury

- Guide Price £200,000 - £210,000
- Extended Three Bedroom Semi-Detached Property
- Two Reception Rooms, 8ft Dining Area
- 9ft Kitchen, Shower Room
- Driveway, Detached Garage, No Chain

Tenure: Freehold EPC Rating: D

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116926



Property Ref:
DWS116926 - 0007

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