



Brooks Yard, Dewsbury WF13 2SW

welcome to

Brooks Yard, Dewsbury

Guide Price £95,000 - £105,000 READY TO FLY THE NEST OR LOOKING FOR AN INVESTMENT PROPERTY THAT YOU CAN BOTH PUT YOUR STAMP ON? THEN THIS TWO BEDROOM TERRACE WILL TICK YOUR BOXES. VIEW TODAY!



Lounge

14' 4" x 12' 4" (4.37m x 3.76m)

Double glazed window to front, gas central heating radiator and TV point. Coving to ceiling, laminate flooring and gas coal effect fire with decorative wood surround, inlay and hearth.

Kitchen

14' 3" x 7' (4.34m x 2.13m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Asterite 1 & 1/2 bowl sink drainer with mixer tap. Gas hob and electric oven. Plumbing for washing machine, telephone point and double glazed window to rear. Gas central heating radiator and tiled flooring.

Cellar Space

Housing the boiler, power and light. Gas central heating radiator.

First Floor Landing

Access to loft space, storage cupboard and doors to first floor accommodation.

Bedroom One

14' 3" x 9' 8" (4.34m x 2.95m)

Two double glazed windows to front with far reaching views across Emly Mast and beyond. Gas central heating radiator and coving to ceiling.

Bedroom Two

8' 5" MAX x 7' 3" MAX (2.57m MAX x 2.21m MAX)

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

Bathroom

Wood panelled bath with wall mounted shower over, wash hand basin with storage below and WC. Gas central heating radiator and part tiled walls.

Exterior

To the front of the property there is a small raised decked area. To the rear of the property there is a yard area.



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welcome to

Brooks Yard, Dewsbury

- Guide Price £95,000 - £105,000
- Two Bedroom Mid Terrace Property
- 14ft Lounge, 14ft Kitchen
- Cellar Space, Front Garden
- Close To Dewsbury Town Centre

Tenure: Freehold EPC Rating: D

guide price

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS114154 - 0004

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