

Brooks Yard, Dewsbury WF13 2SW



welcome to

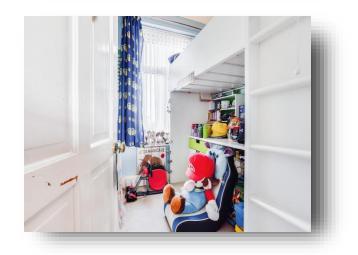
Brooks Yard, Dewsbury

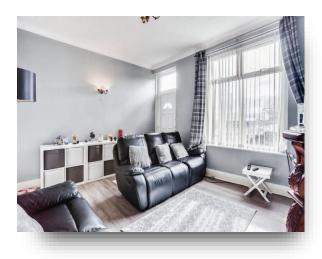
Guide Price £95,000 - £105,000 READY TO FLY THE NEST OR LOOKING FOR AN INVESTMENT PROPERTY THAT YOU CAN BOTH PUT YOUR STAMP ON? THEN THIS TWO BEDROOM TERRACE WILL TICK YOUR BOXES. VIEW TODAY!

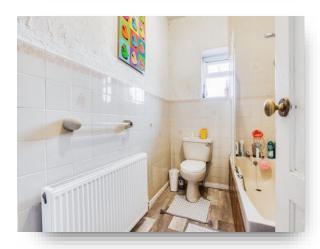












Lounge

14' 4" x 12' 4" ($4.37m \times 3.76m$) Double glazed window to front, gas central heating radiator and TV point. Coving to ceiling, laminate flooring and gas coal effect fire with decrative 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 elecitrc 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 $^{\circ}$ 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 proeprty there is a small raised decked area. To the rear of the property there is a yard area.





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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**





view this property online williamhbrown.co.uk/Property/DWS114154



Property Ref: DWS114154 - 0004 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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p william h brown





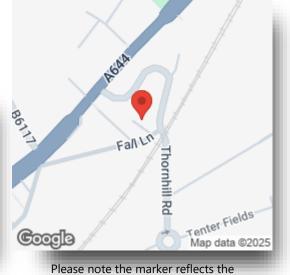


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postcode not the actual property