



Old Bank Road, Earlsheaton Dewsbury WF12 7AB

welcome to

Old Bank Road, Earlsheaton Dewsbury

Guide Price £115,000 - £125,000 FIRST TIME BUYER READY TO FLEE THE NEST?... OR ... LOOKING FOR A BUY TO LET PROPERTY? THEN THIS WILL TICK YOUR BOXES.. OFFERED WITH NO CHAIN..VIEW TODAY!



Lounge Kitchen

14' 8" x 14' 7" (4.47m x 4.45m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Breakfast bar. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine, gas central heating radiator and telephone point. Part tiled and laminate flooring. Double glazed window to front, two double glazed Upvc doors to front and rear. Large storage cupboard housing the gas combi boiler.

Rear Lobby

Upvc door to rear and stairs to first floor landing.

First Floor Landing

Double glazed window to side, access to loft space and doors to first floor accommodation.

Bedroom One

8' 4" To Wardrobes x 7' 7" (2.54m To Wardrobes x 2.31m)

Double glazed window to front, gas central heating radiator and sliding door fitted wardrobes to one wall.

Bedroom Two

10' MAX x 7' 3" MAX Includes Bulkhead (3.05m MAX x

2.21m MAX Includes Bulkhead)

Double glazed window to rear and gas central heating radiator.

Bathroom

Porcelin tiled flooring, double glazed window to rear and L shaped bath with wall electric mounted shower over. WC, wash hand basin with mixer tap and chrome ladder style radiator. Extractor fan, part tiled walls and tiled floor.

Please Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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welcome to

Old Bank Road, Earlsheaton Dewsbury

- Guide Price £115,000 - £120,000
- Two Bedroom Semi-Detached Property
- Open Plan 14ft Lounge Kitchen
- First Floor Bathroom
- Central Location, No Chain

Tenure: Freehold EPC Rating: D

guide price

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117132 - 0005

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.



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