



Sugar Lane, Dewsbury WF12 7BY

welcome to

Sugar Lane, Dewsbury

***Guide Price £170,000 - £180,000 *** OUR HOUSE IN THE MIDDLE OF OUR STREET Situated over three floors on this ever popular area of Dewsbury is this deceptively spacious three bedroom end terrace town house close to Dewsbury and Ossett town centres.



Entrance Hallway

Double glazed composite door to front, gas central heating radiator and stairs to first floor accommodation.

First Floor Accommodation Landing

Doors to accommodation, double glazed window to front and stairs to second floor accommodation.

Lounge

13' 8" MAX x 9' 2" (4.17m MAX x 2.79m)
Double glazed patio doors to Juliet balcony, gas central heating radiator and TV point. Gas fire with decorative surround inlay and hearth.

Kitchen

16' 1" MAX x 8' 6" MAX (4.90m MAX x 2.59m MAX)
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink with drainer, under unit lighting, space for fridge and washing machine. Gas hob, gas oven and wall mounted cooker hood. Spotlights to ceiling, gas central heating radiator and double glazed window to rear. Double glazed French doors to garden. Cupboard housing the recently new boiler.

Second Floor Accommodation

Landing

Doors to accommodation and access to loft space.

Bedroom One

12' 8" MAX x 9' 7" MAX (3.86m MAX x 2.92m MAX)
Double glazed window to front and gas central heating radiator.

Bedroom Two

9' 9" MAX x 11' 7" MAX (2.97m MAX x 3.53m MAX)
Double glazed window to rear, TV point and gas central heating radiator.

Bedroom Three

7' 2" x 7' (2.18m x 2.13m)
Double glazed window to front and gas central heating radiator.

Family Bathroom

Panelled bath with hot and cold taps, wall mounted shower over. WC, wash hand basin and extractor fan. Part tiled walls, spotlights to ceiling and chrome ladder style radiator. Double glazed window to rear.

Exterior

To the front of the property there is a driveway leading to the integral garage. Outside lighting and steps leading to the front door. The rear garden is paved and pebbled for low maintenance. Outside lighting and water tap.

Integral Garage

16' 3" x 16' 1" (4.95m x 4.90m)
Benefits from an up and over door, power and light. Water tap. This garage can be used for multiple uses for example a work shop/ home office or even utility area.

Please Note

The property is fully alarmed.



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Sugar Lane, Dewsbury

- ***Guide Price £170,000 - £180,000 ***
- Three Bedroom End Town House
- 13ft Lounge with Juliet Balcony
- Enclosed Rear Garden
- Drive & Garage

Tenure: Freehold EPC Rating: D

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS116715 - 0004

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william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk