

Staincliffe Road, Dewsbury WF13 4EF



welcome to

Staincliffe Road, Dewsbury

MOVE IN TOMORROW, EVERYTHINGS DONE!.. THREE BED SEMI, RECENTLY REFURBED, VACANT POSSESSION













Entrance Porch

Part double glazed door to front, stairs to first floor landing and door to lounge.

Lounge

14' 1" x 12' 6" ($4.29m \times 3.81m$) Double glazed window to front, gas central heating radiator and wall lights. Gas coal effect fire with decorative surround, inlay and hearth. Archway to dining area.

Dining Area

9' 6" x $\overline{8}$ ' 4" (2.90m x 2.54m) Double glazed patio doors to garden and gas central heating radiator.

Kitchen

9' 6" x 7' 1" (2.90m x 2.16m)

Newly fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink drainer with mixer tap. Gas hob, gas oven and wall mounted cooker hood over. Double glazed window to rear, space for under counter fridge freezer and plumbing for washing machine. Gas central heating radiator. Door to integral garage.

First Floor Landing

Double glazed window to side and doors to first floor accommodation.

Bedroom One

10' 9" x 9' 4" (3.28m x 2.84m) Double glazed window to rear and gas central heating radiator. Fitted wardrobe to one wall.

Bedroom Two

10' 9" x 8' 5" (3.28m x 2.57m) Double glazed window to front and gas central heating radiator.

Bedroom Three

6' 5" x 6' 4" (1.96m x 1.93m) Double glazed window to rear and gas central heating radiator.

Family Bathroom

Double glazed window to rear. Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap, wc and extractor fan. Tiled walls and floor where visible.

Exterior

To the front of the property there is a driveway providing off street parking for multiple vehicles leading to the integral garage. Lawned garden to front. The enclosed, well established rear garden has a paved area perfect to relax or entertain on. Raised lawned area with pebbled and tree borders. Outside lighting.

Integral Garage

15' 7" x 8' 4" (4.75m x 2.54m) Benefiting from an up and over door, power and light. Houses the boiler.





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Staincliffe Road, Dewsbury

- Three Bedroom Semi Detached Property
- 14ft Lounge, 9ft Dining Area
- Family Bathroom
- Driveway & Enclosed Rear Garden
- NO CHAIN

Tenure: Freehold EPC Rating: C Council Tax Band: C

£200,000





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Property Ref: DWS117263 - 0003 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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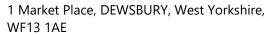
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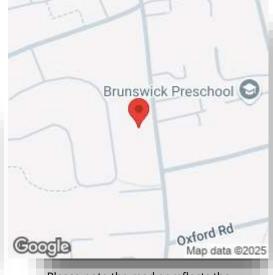


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