



**Groves Hall Road, Dewsbury WF13 3SN**



**welcome to**

**Groves Hall Road, Dewsbury**

Guide Price £120,000 - £130,000 READY TO FLY THE NEST? LOOKING FOR A BUY TO LET INVESTMENT? OR... TIME TO DOWNSIZE? THIS SUITS ALL YOUR NEEDS... DON'T MISS IT... VIEW TODAY AS NO CHAIN



**Entrance Lobby**

Upvc door to front, built in storage cupboard and double glazed window to side. Laminate flooring.

**Lounge Diner**

19' 1" x 11' 9" ( 5.82m x 3.58m )

Double glazed window to front, gas central heating radiator and laminate flooring. Stairs to first floor landing.

**Kitchen**

11' 9" x 8' 2" ( 3.58m x 2.49m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Five ring gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine and dishwasher. Wall mounted boiler, part double glazed Upvc door to garden.

**First Floor Landing**

Access to loft space which has been partly boarded and accessed via a drop down ladder. Built in storage cupboard and doors to accommodation.

**Bedroom One**

11' 9" x 9' 8" ( 3.58m x 2.95m )

Double glazed window to front and gas central heating radiator.

**Bedroom Two**

12' x 8' 3" ( 3.66m x 2.51m )

Double glazed window to rear and gas central heating radiator. Over stairs storage cupboard.

**Shower Room**

Double shower cubicle with concealed shower unit, vanity wash hand basin with mixer tap and storage below. WC, chrome ladder style radiator and extractor fan. Wall mounted storage cupboard, upvc panelling to walls.

**Exterior**

To the front of the property there is a paved front garden. The rear garden has also been paved, outside water tap and rear access gate. Garage En bloc.



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## **Groves Hall Road, Dewsbury**

- Guide Price £120,000 - £130,000
- Two Double Bedroom Mid Terrace Property
- 19ft Lounge Diner, 11ft Kitchen
- Shower Room, Front & Rear Gardens
- No Through Road, No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117206 - 0004

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**william h brown**



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**