

Groves Hall Road, Dewsbury WF13 3SN

william h brown

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

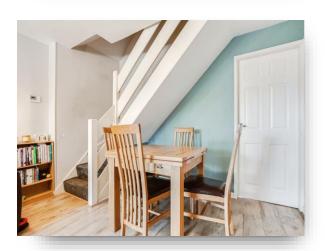












Entrance Lobby

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







Your Co-op Little Pioneers Dewsbury Church L

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117206



Property Ref: DWS117206 - 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.



william h brown

01924 468900



Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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.