



Syke Avenue, Earlsheaton Dewsbury WF12 8HR

welcome to

Syke Avenue, Earlsheaton Dewsbury

Guide Price £145,000 - £155,000 MIRROR MIRROR ON THE WALL WHO'S THE FAIREST OF THEM ALL? .. THIS ONE IS! GREAT READY MADE 1ST TIME BUY, BTL INVESTMENT OR DOWNSIZE INTO... TICKS ALL THE BOXES..DONT MISS IT!



Entrance Hallway

Double glazed composite door to front, laminate flooring and gas central heating radiator.

Lounge

14' x 11' 6" (4.27m x 3.51m)

Double glazed window to front. laminate flooring and tall radiator. Mood lighting.

Kitchen

15' 1" x 7' 2" (4.60m x 2.18m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Asterite sink drainer with mixer tap. Induction hob, wall mounted cooker hood and plumbing for washing machine and dishwasher. Gas central heating radiator, understairs storage cupboard and double glazed window to rear. Tiled flooring.

First Floor Landing

Access to first floor accommodation and stairs to loft room.

Bedroom One

11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to front, gas central heating radiator and spotlights to ceiling. Part laminate flooring.

Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Double glazed window to rear, gas central heating radiator and picture rail. Cupboard housing the boiler.

Family Bathroom

Modern fitted bathroom. Double glazed window to rear. Panelled bath with wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. Chrome ladder style radiator, wc and extractor fan. Laminate flooring, tiled walls where visible.

Top Floor Room/Home Office

14' 9" MAX x 13' 6" MAX (4.50m MAX x 4.11m MAX)

Two double glazed Velux skylight windows to rear. Spotlights to ceiling, eaves storage and the room has power points and lighting.

Exterior

To the front of the property there is a tarmac driveway providing off street parking. Good size storage shed. The enclosed rear garden, has been mainly lawned and fantastic decked area perfect to relax or entertain on. Outside water tap.



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Syke Avenue, Earlsheaton Dewsbury

- Guide Price £145,000 - £155,000
- Two Double Bedroom (+ loft room) Mid Terrace Property
- 14ft Lounge, 15ft Modern Kitchen
- Modern Bathroom, Driveway
- Enclosed Rear Garden, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117281



Property Ref:
DWS117281 - 0003

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