

**Moor End Lane, Dewsbury WF13 4PD** 

## welcome to

# **Moor End Lane, Dewsbury**

Guide Price £145,000 - £155,000 LOOKING TO FLEE THE NEST AND GET YOUR FTB? DOWNSIZE INTO SOMETHING A BIT SMALLER? OR WANTING A BUY TO LET? THEN THIS TICKS ALL OF THOSE BOXES.... VIEW TODAY! NO CHAIN...

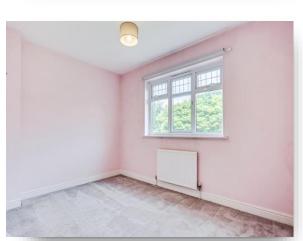












#### Lounge

17' 9" MAX x 11' 8" MAX ( 5.41m MAX x 3.56m MAX ) Double glazed French doors to garden, gas central heating radiator, telephone and TV points and coving to ceiling. Laminate flooring. Stairs to landing.

#### Kitchen

11' 8" x 9' 4" ( 3.56m x 2.84m )

Fully fitted cream gloss kitchen with a range of wall and base units, complimentary work surfaces. Stainless steel sink drainer with mixer tap, electric oven, gas hob, wall mounted cooker hood and plumbing for washing machine. Cupboard housing the boiler, gas central heating radiator and double glazed window and door to front. Tiled flooring.

### **First Floor Landing**

Gas central heating radiator and loft hatch leading to loft which is partly boarded and accessed via a drop down ladder. Doors to first floor accommodation.

#### **Bedroom One**

11' 8" x 9' 4" ( 3.56m x 2.84m )

Double glazed window to front with far reaching views across to Emley Mast and beyond. Built-in storage cupboard. Coving to ceiling. Gas central heating radiator.

#### **Bedroom Two**

11' 8" x 8' 3" ( 3.56m x 2.51m )

Double glazed window to rear. Gas central heating radiator,

#### **Bathroom**

Panelled bath with mixer tap and wall mounted shower over. Wash hand basin. WC, Extractor fan. Splash back tiling.

Chrome ladder style radiator. Laminate flooring.

#### Exterior

To the front of the property is a small rockery feature leading to the front door and to the side of the property is a garage en bloc with up and over door and ideal for storage. To the front of the garage, there is tandem parking for multiple vehicles. To the rear of the property, the enclosed garden has a patio area with steps up to lawned and decked areas.

#### Garage

19' 1" x 8' 1" ( 5.82m x 2.46m )

En Bloc. Up and over door access. Ideal for storage.





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# **Moor End Lane, Dewsbury**

- Guide Price £145,0000 £155,000
- Two Double Bedroom Mid Terrace Property
- 17ft Lounge, 11ft Kitchen
- Driveway & Garage
- Cul-De-Sac Location, No Chain

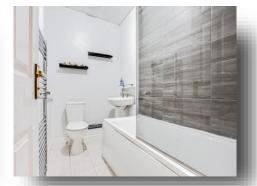
Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£145,000







Staincliffe Rd

Wap data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117305



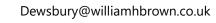
Property Ref: DWS117305 - 0003

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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