



**The Common, Dewsbury WF12 0LJ**

**welcome to**

## **The Common, Dewsbury**

The property is leasehold. However, the vendor has bought the freehold, and an application has been submitted to the Land Registry to change the title to freehold.

Guide Price £150,000 - £160,000 IN A SOUGHT-AFTER LOCATION WITH AMAZING VIEWS TO THE REAR! VIEW TODAY.



## Ground Floor Accommodation

### Entrance Lobby

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

### Lounge

17' 4" x 13' ( 5.28m x 3.96m )

Double glazed window to front, double glazed french doors to balcony with far reaching views to the rear across fields, farmland, Dewsbury, onto Ossett and beyond. Gas central heating radiator, coving to ceiling, built in shelving to one wall, inset wood burner with tiled inlay and hearth.

## Lower Ground Floor Accommodation

### Kitchen Diner

17' 1" x 14' ( 5.21m x 4.27m )

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel one and half bowl sink drainer with mixer tap, gas hob, electric oven, wall mounted cooker hood, plumbing for washing machine, gas central heating radiator, storage cupboard housing the boiler, tiled flooring, beams to ceiling and Upvc stable style door to garden.

## First Floor Accommodation

### Landing

Access to loft space, over bulk head storage cupboard and doors to first floor accommodation.

### Bedroom One

10' 1" x 8' 2" ( 3.07m x 2.49m )

Double glazed window to front, sliding door mirror fronted wardrobes to one wall, gas central heating radiator and coving to ceiling.

### Bedroom Two

8' 9" x 7' ( 2.67m x 2.13m )

Double glazed window to rear with views across Dewsbury onto Ossett and beyond. Built in sliding door mirror fronted wardrobes to one wall, gas central heating radiator and coving to ceiling.

### Bathroom

Double glazed window to front, panelled bath with mixer tap and wall mounted shower over with shower attachment, vanity washhand basin with mixer tap and storage below, WC, gas central heating ladder style radiator, spotlights to ceiling, splashback tiling and tiled flooring.

## Exterior

To the front of the property there is a small buffer garden. To the rear of the property there is hardstanding for off street parking, steps up to a artificial grass area and pebbled borders, outside watering tap, lighting and WC. There are also far reaching views across farmland, fields, Dewsbury onto Ossett and beyond .

## Please Note

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## The Common, Dewsbury

- Guide Price £150,000 - £160,000
- Two Bedroom Mid Terrace Property
- 17ft Lounge With Balcony, 17ft Kitchen Diner
- Modern Bathroom, Driveway
- Far Reaching Views To The Rear

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117560 - 0005

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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.



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