



Occupation Lane, DEWSBURY WF13 4BJ

welcome to

Occupation Lane, DEWSBURY

*** GUIDE PRICE £190,000 - £200,000*** Situated in the Staincliffe part of Dewsbury is this newly refurbished, well-proportioned two-bedroom end terrace property with, 18ft lounge, 8ft kitchen, four-piece bathroom, off street parking for two vehicles and enclosed front garden. view today!



Lounge / Dining Room

18' x 17' 7" (5.49m x 5.36m)

Double glazed window to front and under stairs storage housing the boiler. Gas central heating radiator, telephone and TV points. Original exposed wooden beams to ceiling. Open multi-fuel burner with brick and wooden beam surround.

Kitchen

8' 8" x 8' 3" (2.64m x 2.51m)

Fitted kitchen with a range of wall and base units and complementary work surfaces. One and half bowl sink drainer, gas hob, electric oven and wall mounted cooker hood. Intergrated washing machine and dishwasher. Integrated fride freezer and electric heater. Double glazed Velux window to front.

Landing

Double glazed window to side, gas central heating radiator and exposed original stone walls.

Bedroom One

13' 9" x 11' (4.19m x 3.35m)

Double glazed window to front, gas central heating radiator, TV point and access to loft space.

Bedroom Two

14' 6" x 6' (4.42m x 1.83m)

Double glazed window to side, gas central heating radiator and TV point.

Bathroom

Two windows to front & side, gas central heating radiator. Freestanding roll top bath with mixer tap, large walk in shower cubicle and wash hand basin. Shaver point, WC, part tiled floors and walls where visible and feature stone wall to one side.

Exterior

The enclosed front garden is fenced and has a raised decked area with an indian stone flagged area.



view this property online williamhbrown.co.uk/Property/DWS117555



welcome to

Occupation Lane, DEWSBURY

- **GUIDE PRICE £190,000 - £200,000**
- Two Bedroom End Terrace
- 18ft Lounge & 8ft Kitchen
- Off Street Parking
- Newly Refurbished throughout

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117555



Property Ref:
DWS117555 - 0005

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 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.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk