

Manor Gardens, Dewsbury WF12 7RP



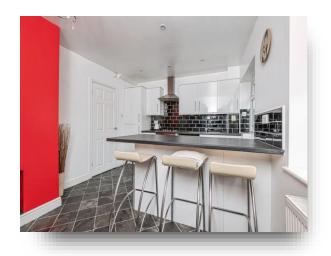
welcome to

Manor Gardens, Dewsbury

A well-proportioned and presented two double bedroom town house in the ever popular area of Shawcross with a 12ft lounge, 15ft kitchen, wet room and rear garden. Close to amenities, town centre and transport... no chain.. view today













Lounge

12' 5" MAX x 12' 2" MAX (3.78m MAX x 3.71m MAX) Double glazed window to front, gas central heating radiator, telephone and TV points. Spotlights to ceiling and understairs storage.

Kitchen / Diner

15' 6" x 10' 5" (4.72m x 3.17m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink drainer, wall mounted cooker hood, gas hob and electric oven. Plumbing for washing machine and intergrated fridge freezer. Gas central heating radiator, double glazed window to rear and door to rear garden.

First Floor Landing

Cupboard housing the boiler.

Bedroom One

15' 7" MAX \times 11' MAX (4.75m MAX \times 3.35m MAX) Double glazed window to front and gas central heating radiator.

Bedroom Two

13' 5" \times 9' 4" ($4.09m \times 2.84m$) Double glazed window to rear and gas central heating radiator.

Wet Room

Double glazed window to rear and gas central heating radiator. Wall mounted shower over, WC and wash hand basin. Part tiling where visible.

Exterior

The rear garden is flagged and pebbled for low maintenance with access to an outhouse for storage.





welcome to

Manor Gardens, Dewsbury

- Two Double Bedrooms
- 12ft Lounge & 15ft Kitchen Diner
- Rear Garden
- NO CHAIN

•

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£115,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117579



Property Ref: DWS117579 - 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.





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.