



**16b Maizebrook, DEWSBURY WF13 3TG**



**welcome to**

**16b Maizebrook, DEWSBURY**

Guide Price £145,000 - £155,000 READY TO FLY THE NEST AND GET YOUR FTB? DOWNSIZE INTO? BUY TO LET INVESTMENT?.... THE CHOICE IS YOURS... BUT BE QUICK THESE PROPERTIES DONT HANG AROUND!



## Ground Floor

### Lounge

12' 9" MAX x 12' 3" MAX ( 3.89m MAX x 3.73m MAX )  
Double glazed window to the front, gas central heating radiator, coving to ceiling, understairs storage cupboard, gas coal effect fire with decorative wood surround, marble inlay and hearth, stairs to first floor landing and door to kitchen diner.

### Kitchen Diner

12' 9" x 8' 3" ( 3.89m x 2.51m )  
Fully fitted cream gloss kitchen with a range of wall and base mounted units with complementary work surfaces, stainless steel sink drainer with mixer tap, splashback tiling, electric oven, gas hob, plumbing for washing machine, double glazed window to the rear and double glazed french doors to the garden,

## First Floor

### Landing

Double glazed window to side. Gas central heating radiator. Doors to first floor accommodation.

## Bedroom One

11' 6" MAX x 9' 8" MAX ( 3.51m MAX x 2.95m MAX )  
Double glazed window to the front, gas central heating radiator, built-in wardrobe area with shelving, cupboard housing the boiler and access to loft space.

## Bedroom Two

9' 2" x 6' 4" ( 2.79m x 1.93m )  
Double glazed window to the rear and gas central heating radiator.

## Bathroom

Panelled bath with mixer tap and shower attachment, chrome ladder style gas central heating radiator, wash hand basin, extractor fan, tiled walls where visible, WC and double glazed window to rear.

## Exterior

To the front of the property is a laid to lawn garden. There is a rear driveway (currently fenced off for extra garden space which can easily be put back for parking if needed). The enclosed rear garden has a paved sitting area to relax or entertain on with the rest of the garden being laid mainly to lawn. There is also an outside water tap.



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## 16b Maizebrook, DEWSBURY

- Guide Price £145,000 - £155,000
- Two Bedroom End Terrace Property
- 12ft Lounge, 12ft Kitchen Diner, Bathroom
- Front & Rear Gardens, Popular Development
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£145,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS116632 - 0002

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