



Syke Lane, Earlsheaton, DEWSBURY WF12 8EU

welcome to

Syke Lane, Earlsheaton, DEWSBURY

Guide Price £180,000 - £190,000 L.O.O.K.I.N.G F.O.R A P.R.O.P.E.T.Y T.H.A.T Y.O.U C.A.N M.A.K.E Y.O.U.R O.W.N W.I.T.H T.H.E P.O.T.E.N.T.I.A.L T.O E.X.T.E.N.D (S.S.T.P) I.N A C.E.N.T.R.A.L L.O.C.A.T.I.O.N? T.H.E.N.. V.I.E.W T.O.D.A.Y



Entrance Lobby

Part double glazed composite door to front, gas central heating radiator and stairs to first floor landing.

Lounge

14' 1" MAX x 12' 5" (4.29m MAX x 3.78m)

Double glazed window to front, gas central heating radiator, TV point and picture rail.

Kitchen / Diner

17' 5" x 8' 7" (5.31m x 2.62m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, electric cooker point, plumbing for washing machine, cupboard housing the boiler, gas central heating radiator, understairs storage cupboard, tiled flooring, two double glazed windows to rear and part double glazed door to garden.

First Floor Landing

Access to loft space via drop down ladder which has been partly boarded, double glazed window to side and doors to first floor accommodation.

Bedroom One

12' 6" x 10' 1" (3.81m x 3.07m)

Double glazed window to front, gas central heating radiator and picture rail.

Bedroom Two

10' 2" x 8' 7" (3.10m x 2.62m)

Double glazed window to rear, gas central heating radiator and picture rail.

Bedroom Three

9' 6" MAX x 7' 1" MAX (2.90m MAX x 2.16m MAX)

Double glazed window to front, built in cabin bed with storage and a gas central heating radiator.

Bathroom

Double glazed window to rear, wood panelled bath with wall mounted shower over, chrome ladder style radiator, wash hand basin, WC and splashback tiling.

Exterior

To the front of the property the garden has been laid to lawn and is stocked with established plant and shrubs, driveway providing off-street parking for multiple vehicles, access gate leading to the rear of the property. The enclosed rear garden faces in a westerley direction and has a small paved area with the rest of the garden being laid to lawn. There is also an outside watering tap.



view this property online williamhbrown.co.uk/Property/DWS117616



welcome to

Syke Lane, Earlsheaton DEWSBURY

- Guide Price £180,000 - £190,000
- Three Bedroom Semi-Detached Property
- 14ft Lounge, 17ft Kitchen Diner
- Bathroom, Driveway
- Front & Rear Gardens

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

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117616



Property Ref:
DWS117616 - 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.

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