

Leeds Road, Dewsbury WF12 7QD

welcome to

Leeds Road, Dewsbury

GREAT FTB? UPSIZE? OR DOWNSIZE INTO? OR BUY TO LET INVESTMENT?.. THE CHOICE IS YOURS BUT BE QUICK! Guide Price £130,000 - £140,000 Readymade for you! Don't miss it... arrange your viewing today!













Lounge

13' 8" x 13' 2" (4.17m x 4.01m)

Leading through to the conservatory, there is a gas central heating radiator, telephone and TV points. Gas fire with decorative wood surround, coving to ceiling, laminate flooring and door leading to cellar.

Conservatory

10' 1" x 9' 3" (3.07m x 2.82m)

Of Upvc construction and double glazed window to rear. Gas central heating radiator, laminate flooring and fan light. Door to steps leading to garden and door underneath the conservatory for storage leading to cellar.

Cellar

Multiple rooms which are ideal for storage, plumbing for washing machine and houses the boiler.

Kitchen

10' x 7' 4" (3.05m x 2.24m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. One and a half bowl sink drainer, free standing oven and hob. Coving to ceiling, double glazed window to front and part double glazed composite door to front.

Bedroom One

13' 7" MAX x 13' 2" (4.14m MAX x 4.01m)
Double glazed window to rear, gas central heating radiator, coving to ceiling and wooden flooring.

Bedroom Two

13' 2" MAX x 10' 1" (4.01m MAX x 3.07m)
Double glazed window to front, gas central heating radiator, coving to ceiling and wooden flooring.

Bathroom

Double glazed window to side, gas central heating radiator, bath with mixer tap and shower over. Wash hand basin, WC and part tiling where visible.

Exterior

To the front of the property is paved for low maintenance. The rear garden is lawned with plant and shrub borders leading to the council rented driveway for multiple vehicles.

Please Note

There is an annual charge of £111.52 for the use of council land which is used for parking.





welcome to

Leeds Road, Dewsbury

- Guide Price £130,000 £140,000
- Two Bedroom semi-detached Property
- 13ft Lounge, 10ft Kitchen
- Front & Rear Gardens
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

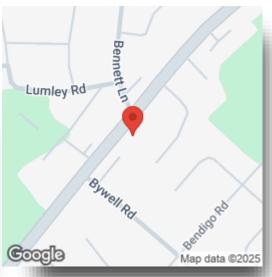
guide price

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117517



Property Ref: DWS117517 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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.



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