



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.



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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

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Property Ref:
DWS117517 - 0005

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