



Leeds Road, Dewsbury WF12 7HL

welcome to

Leeds Road, Dewsbury

Guide Price £140,000 - £150,000 GREAT FTB? UPSIZE? OR DOWNSIZE INTO? OR BUY TO LET INVESTMENT?.. THE CHOICE IS YOURS BUT BE QUICK !

Properties on the ever popular Leeds Road don't tend to hang around! Arrange your viewing today



Entrance Lobby

Double glazed Upvc door to front, double glazed window to front and radiator. Stairs to first floor landing.

Lounge

14' 4" MAX x 13' (4.37m MAX x 3.96m)

Double glazed lead effect window to front, radiator and cornicing to ceiling. Telephone and TV points. Exposed floor boards.

Kitchen

16' x 6' 2" (4.88m x 1.88m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splash back tiling. Stainless steel sink drainer with mixer tap. Plumbing for washing machine, wall mounted boiler and radiator. Gas cooker point, tiled flooring and double glazed window to rear. Upvc door to garden and door to cellar.

Cellar Space

Ideal storage area, benefiting from power and light. Houses both gas and electric meters.

First Floor Landing

Access to loft space, exposed floor boards and doors to first floor accommodation.

Bedroom One

11' 3" MAX x 10' 1" (3.43m MAX x 3.07m)

Double glazed lead effect window to front, radiator and cast iron fire place to one wall. Exposed floor boards.

Bedroom Two

10' 1" MAX x 9' 2" MAX (3.07m MAX x 2.79m MAX)

Double glazed window to rear, radiator and exposed floor boards.

Bedroom Three

8' 2" MAX x 5' 7" MAX Includes Bulkhead (2.49m MAX x 1.70m MAX Includes Bulkhead)

Double glazed lead effect window to front, radiator and over bulkhead storage cupboard.

Bathroom

Double glazed window to rear, panelled bath with wall mounted shower over. Wash hand basin, WC and chrome ladder style radiator. Extractor fan, part tiled walls and tiled flooring.

Exterior

Small pebbled garden to the front. The enclosed rear garden has a paved and hard standing area to relax or entertain on with steps leading to the lawned area, stocked with established plant and shrubs. Outside lighting.



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Leeds Road, Dewsbury

- Guide Price £140,000 - £150,000
- Three Bedroom End Terrace Property
- 14ft Lounge, 16ft Kitchen
- Enclosed Rear Garden
- No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117677 - 0002

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