



Partridge Crescent, Thornhill Dewsbury WF12 0HU

welcome to

Partridge Crescent, Thornhill Dewsbury

Guide Price £50,000 - £60,000 READY TO FLY THE NEST AND GET YOUR FOOT ON THE PROPERTY LADDER? LOOKING FOR A BUY TO LET INVESTMENT? NEED TO DOWNSIZE? TICK ALL YOUR BOXES.. .VIEW TODAY!



Entrance Hallway

Built in storage cupboard with plumbing for washing machine, gas central heating radiator, access to loft space and doors to accommodation.

Lounge

15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed window to front, coving to ceiling, ceiling rose, TV point, three gas central heating radiators and dado rail.

Kitchen

11' 3" x 7' 8" (3.43m x 2.34m)

Fitted kitchen with a range of wall and base units, complementary work surfaces splashback tiling, asterite one and half bowl sink drainer with mixer tap, electric hob, electric oven, wall mounted cooker hood, gas central heating radiator, tiled flooring, cupboard housing the boiler and meters and double glazed window to rear.

Bedroom

12' 8" x 8' 7" (3.86m x 2.62m)

Double glazed window to rear, built in wardrobes to one wall, coving to ceiling, gas central heating radiator and ceiling rose.

Bathroom

Double glazed window to side, p-shaped bath with mixer tap and wall mounted shower over, vanity wash hand basin with mixer tap and storage below, gas central heating radiator, extractor fan, WC, tiled walls and floor where visible.

Exterior

The property is access by its own front door with stairs rising to the first floor and there is communal parking and gardens.



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Partridge Crescent, Thornhill Dewsbury

- Guide Price £50,000 - £60,000
- One Bedroom First Floor Flat
- 15ft Lounge, 11ft Kitchen
- 12ft Bedroom, Bathroom
- No Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 90.80

Ground Rent: 10.00

guide price

£50,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
DWS117707 - 0005

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.

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