



Edge Lane, Dewsbury WF12 0HA

welcome to

Edge Lane, Dewsbury

Guide Price £200,000-£220,000 A well-presented three bedroom detached family home with modern kitchen, 15ft lounge, useful cellar space, master bedroom with en-suite, family bathroom, drive for multiple vehicles, detached garage and front & rear gardens. Don't miss it!



Lounge

15' 2" Max x 12' 5" Max (4.62m Max x 3.78m Max)

Double glazed Upvc window to front, wall lights, gas central heating radiator, log burner, telephone and TV points.

Kitchen

15' Max x 12' Max (4.57m Max x 3.66m Max)

Fully fitted kitchen with a range of wall and base units, marble worktops and splashback tiling. Double glazed Upvc window to rear and door leading to rear garden. 1 1/2 bowl sink drainer, electric oven, gas hob, wall mounted cooker hood over and plumbing for washing machine. Gas central heating radiator, under floor heating and door leading to cellar space.

First Floor

Bedroom One

15' 2" Max x 9' 4" (4.62m Max x 2.84m)

Two double glazed Upvc windows to front and gas central heating radiator.

En-Suite

Shower cubicle with wall mounted shower, wash hand basin, low level WC, part tiled, extractor fan and gas central heating radiator.

Bedroom Two

15' 1" x 8' 8" (4.60m x 2.64m)

Double glazed Upvc window to rear and gas central heating radiator.

Family Bathroom

Double glazed Upvc window to rear, gas central heating radiator, bath with mixer tap and shower over. Wash hand basin, low level flush WC and part tiled.

Second Floor

Bedroom Three

14' 11" x 10' 10" (4.55m x 3.30m)

Double glazed Upvc window to side, gas central heating radiator and access to eaves which are useful for storage.

Exterior

To the side of the property there is a driveway which leads to the detached garage. The rear garden is lawned and has useful seating areas.

Detached Garage

With power, light and electric up and over doors.



view this property online williamhbrown.co.uk/Property/DWS113651



welcome to

Edge Lane, Dewsbury

- *** GUIDE PRICE £200,000 - £220,000**
- Three Bedroom Detached
- 15ft Kitchen & 15ft Lounge
- Driveway & Detached Garage
- En-suite to Master Bedroom

Tenure: Freehold EPC Rating: E

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS113651

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
DWS113651 - 0012

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



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk