



**Moor End Lane, Dewsbury WF13 4PD**



**welcome to**

**Moor End Lane, Dewsbury**

Guide Price £150,000 - £160,000 FIRST TIME BUYER AND READY TO FLY THE NEST? OR LOOKING FOR YOUR FINAL MOVE AND DOWNSIZING?  
TICKS THE BOXES FOR BOTH... DON'T MISS THIS LITTLE BEAUTY...VIEW TODAY!



### Entrance Lobby

Double glazed Upvc door to side, understairs storage cupboard with power points and doors to ground floor accommodation. Stairs to first floor landing.

### Lounge

15' 6" Plus Bay Window x 11' 8" ( 4.72m Plus Bay Window x 3.56m )

Double glazed bay window to front, gas central heating radiator and laminate flooring. Telephone and TV points.

### Kitchen

11' 9" x 8' 5" ( 3.58m x 2.57m )

Modern fitted kitchen with a range of wall and base units, complementary work surfaces and under wall unit lighting. Asterite 1 & 1/2 bowl sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Integrated washing machine, wall mounted boiler and gas central heating radiator. Coving to ceiling, double glazed window to rear and double glazed French doors to garden.

### First Floor Landing

Double glazed window to side, access to loft space with drop down ladder and is partly boarded with power, light and Velux skylight window. Coving to ceiling, dado rail and gas central heating radiator.

### Bedroom One

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double glazed window to front, gas central heating radiator and coving to ceiling. Built in storage cupboard / wardrobe.

### Bedroom Two

10' 8" To Wardrobes x 8' 2" ( 3.25m To Wardrobes x 2.49m )

Double glazed widow to front with views across Dewsbury and beyond. Gas central heating radiator, fitted wardrobes, overhead storage, chest of drawers and shelving to two walls.

### Bathroom

Wood panelled bath with shower attachment and wall mounted shower over. Wash hand basin with mixer tap, WC and ladder style radiator. Extractor fan, wall mounted storage unit and splashback tiling.

### Exterior

To the front of the property there is a driveway providing off street parking leading to the detached garage. Small pebbled front garden and side access to the rear. The rear garden has a small paved garden perfect for relaxing or entertaining on and the rest of the garden has been lawned. Outside watering tap.

### Detached Garage

19' 2" x 8' 4" ( 5.84m x 2.54m )

Benefiting from an up and over door. Power sockets and lighting.



***view this property online*** [williamhbrown.co.uk/Property/DWS117123](http://williamhbrown.co.uk/Property/DWS117123)



welcome to

## Moor End Lane, Dewsbury

- Guide Price £150,000 - £160,000
- Two Bedroom End Terrace Property
- 15ft Lounge, 11ft Kitchen
- Modern Bathroom, Driveway
- Garage, Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS117123](https://williamhbrown.co.uk/Property/DWS117123)



Property Ref:  
DWS117123 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**