



**Ullswater Avenue, Dewsbury WF12 7PJ**

**welcome to**

**Ullswater Avenue, Dewsbury**

Guide Price £200,000 - £210,000 LOOKING FOR A PROPERTY THAT YOU CAN PUT YOUR STAMP ON INSIDE AND OUT? ... THEN DON'T MISS THIS OPPORTUNITY! View today or miss out!



### **Entrance Hallway**

Part double glazed UPVC door to front, double glazed window to front, understairs storage cupboard, dado rail, gas central heating radiator and stairs to first floor landing.

### **Lounge**

13' 1" Into Bay Window x 12' 4" ( 3.99m Into Bay Window x 3.76m )

Double glazed bay window to front, gas central heating radiator, TV point, wall mounted gas fire with decorative surround, marble inlay and hearth, wall lights.

### **Reception Two/ Dining Room**

12' x 10' 4" ( 3.66m x 3.15m )

Gas central heating radiator, double glazed patio door to conservatory, dado rail.

### **Kitchen**

12' 3" x 6' 4" ( 3.73m x 1.93m )

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, asterite sink drainer with mixer tap, gas hob, double electric oven, integrated fridge freezer, plumbing for washing machine and dishwasher, gas central heating radiator, door to pantry, double glazed window to rear, composite stable style door to side.

### **Conservatory**

9' 7" x 9' ( 2.92m x 2.74m )

Of UPVC construction, double glazed windows to rear and sides, tiled floor, wall lights and double glazed French doors to garden.

### **First Floor Landing**

Double glazed window to side, dado rail, access to loft space via a drop down ladder, (loft space has been fully boarded, carpeted with lighting and has eaves storage).

### **Bedroom One**

13' 2" To Bay x 9' 1" To Wardrobes ( 4.01m To Bay x 2.77m To Wardrobes )

Double glazed bay window to front, gas central heating radiator, wall lights, sliding door fitted wardrobes, over head storage and bedside tables to two walls.

### **Bedroom Two**

11' 2" x 10' 5" ( 3.40m x 3.17m )

Double glazed window to rear, fitted wardrobes with overhead storage to two walls, gas central heating radiator.

### **Bedroom Three**

7' 1" MAX x 6' 3" MAX (includes bulkhead) ( 2.16m MAX x 1.91m MAX (includes bulkhead) )

Double glazed window to front, gas central heating radiator, over bulkhead storage cupboards.

### **Family Bathroom**

Double glazed window to rear, panelled bath, wall mounted shower over, wash hand basin, gas central heating radiator, airing cupboard housing the boiler, tiled walls where visible.

### **Separate Wc**

Double glazed window to side and WC

### **Exterior**

To the side of the property there is a driveway providing off street parking leading to the detached garage. There are mature gardens to three sides stocked with established plants, trees and shrubs. The rear garden has a southerly aspect perfect for all you sun worshippers and the property also benefits from outside power point and watering tap.

### **Detached Garage**

15' 9" x 8' 4" ( 4.80m x 2.54m )

Benefiting from an up and over door and window to side.



**view this property online** [williamhbrown.co.uk/Property/DWS116973](http://williamhbrown.co.uk/Property/DWS116973)



welcome to

## Ullswater Avenue, Dewsbury

- Guide Price £200,000 - £210,000
- Three Bedroom Semi-Detached Property
- 13ft Lounge, 12ft 2nd Reception
- 12ft Kitchen, 9ft Conservatory
- Driveway, Garage, Popular Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 5.35

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1954. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS116973](http://williamhbrown.co.uk/Property/DWS116973)



Property Ref:  
DWS116973 - 0007

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



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



**williamhbrown.co.uk**