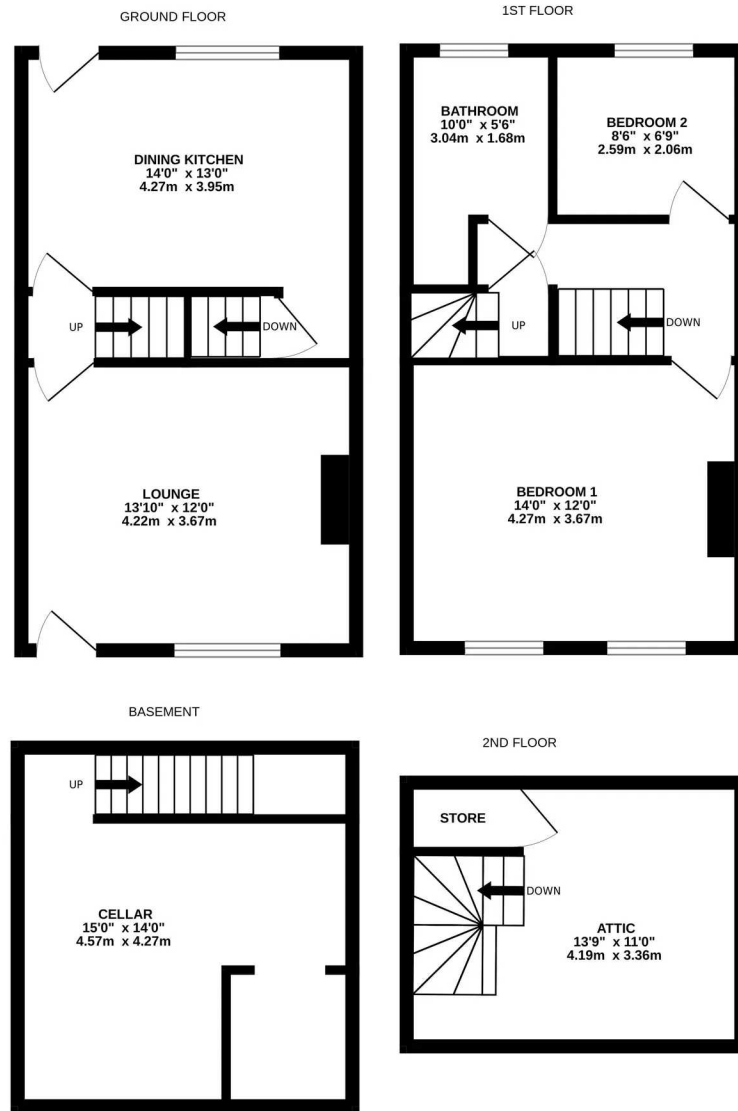


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191 Old Bank Road, Earlsheaton
Dewsbury, WF12 7AB

In Excess of **£150,000**



OLD BANK ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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191 Old Bank Road

Earlsheaton, Dewsbury, WF14 7AB

A SUPERBLY PRESENTED, TWO BEDROOM, STONE BUILT, THROUGH TERRACE HOME SITUATED IN THE POPULAR RESIDENTIAL AREA OF EARLSHEATON. CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR LOCAL SCHOOLING AND WITH AMENITIES NEAR-BY. THE PROPERTY BENEFITS FROM A USEFUL CELLAR AREA AND ATTIC ROOM WITH SKYLIGHT WINDOW IDEAL FOR USE AS AN OFFICE.

The property accommodation briefly comprises of lounge, inner vestibule and open-plan dining-kitchen to the ground floor. There is a useful lower ground floor cellar. To the first floor there are two bedrooms and a bathroom. The attic space is a generous proportioned room with skylight window and under eaves storage. Externally there is low maintenance yard to the front and a pleasant lawn garden with flagged patio area to the rear.

Council Tax Band A.

EPC Rating C.

Tenure TBC.



GROUND FLOOR

LOUNGE

13' 10" x 12' 0" (4.22m x 3.66m)

The lounge is a generously proportioned reception room which is accessed via a composite front door. There is a double-glazed window to the front elevation, high-quality flooring, a central ceiling light point, two wall light points, decorative coving to the ceiling, a radiator, and the focal point of the room is the electric fireplace. A multi-panel door which proceeds to the inner vestibule.

INNER VESTIBULE

Accessed via the lounge, the inner vestibule features a staircase rising to the first floor, a multi-panel door proceeding to the open-plan dining kitchen, a radiator, and inset spotlighting to the ceiling.

CELLAR

Taking the staircase from the open-plan dining-kitchen to the lower ground floor you reach the cellar, which is a useful space for additional storage. There is a fluorescent tube light point and plug points.





DINING KITCHEN

14' 0" x 13' 0" (4.27m x 3.96m)

The kitchen features a wide range of fitted wall and base units with rolled edge work surfaces over, incorporating a one-and-a-half-bowl, stainless-steel sink and drainer unit with chrome mixer tap. The kitchen is well-equipped with built-in appliances, including a four-ring gas hob with integrated cooker hood over, and an electric fan-assisted oven. There is plumbing and provisions for an automatic washing machine and space for a tall standing fridge freezer unit. The dining kitchen room features vinyl tiled flooring, mosaic tiling to the splash areas, a panelled ceiling with ceiling light point, a double-glazed window to the rear elevation with views across the property's gardens, a radiator, and a multi-panel timber door enclosing the staircase descending to the lower ground floor.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner vestibule, you reach the first floor landing, which features multi-panel doors providing access to two bedrooms and the house bathroom. A concertina door encloses a further staircase which rises up to the attic space, and there is decorative coving to the ceiling, inset spotlighting over the stairwell, and a ceiling light point.

BEDROOM ONE

14' 0" x 12' 0" (4.27m x 3.66m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. Natural light cascades through two sets of double-glazed windows to the front elevation, and there is decorative coving to the ceiling, a central ceiling light point, a decorative dado rail, and a radiator.

BEDROOM TWO

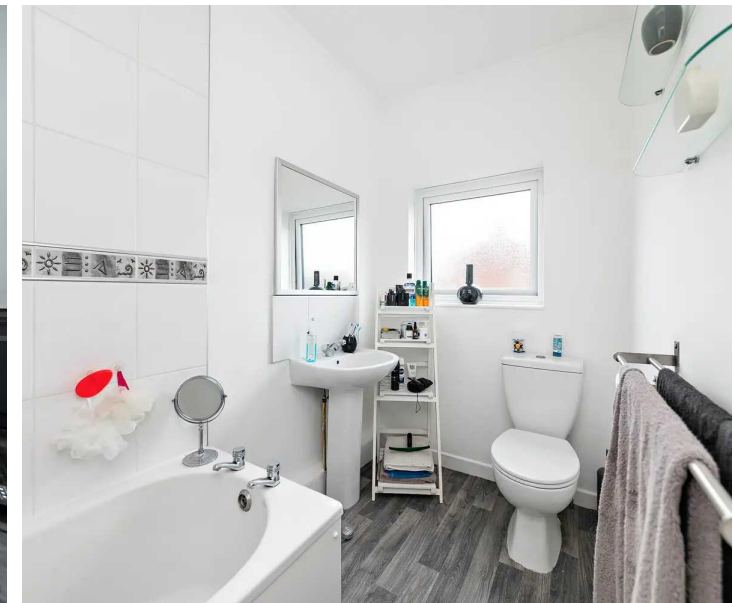
8' 6" x 6' 9" (2.59m x 2.06m)

Bedroom two is situated to the rear of the property and features decorative coving to the ceiling and a decorative dado rail. There is a bank of double-glazed windows to the rear elevation, offering views across the property's gardens and over nearby allotments, and a ceiling light point.

HOUSE BATHROOM

10' 0" x 5' 0" (3.05m x 1.52m)

The house bathroom features a modern, white three-piece suite which comprises of a low-level w.c. with push-button flush, a pedestal wash hand basin with chrome mixer tap and tiled splashback, and a panel bath with Mira electric shower over. There is vinyl flooring, a double-glazed window with obscure glass to the rear elevation, a radiator, and a ceiling light point.



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ATTIC ROOM

13' 9" x 11' 0" (4.19m x 3.35m)

The attic room is accessed via staircase from the first floor landing. This generously proportioned space has been utilised as an occasional bedroom and features a double-glazed skylight window with fitted blinds to the rear elevation, high-quality flooring, and two wall light points. There are also useful under-eaves storage areas.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a low-maintenance buffer garden which features attractive stone wall boundaries and is gravelled with a stone flagged pathway leading to the front door.

REAR GARDEN

Externally to the rear, the property features a well-proportioned garden, boasting two lawn areas and a low-maintenance flower and shrub bed. There is a patio area which is an ideal space for al fresco dining and barbecuing. The garden is enclosed by part-wall and part-fence boundaries, and features a hard standing for a garden shed and an external security light.

** Please note that the garden does extend beyond the wooden gate to the rear. There is a pedestrian and vehicular right of access across this portion of land. **





ADDITIONAL INFORMATION

Please note that the garden does extend beyond the wooden gate to the rear. There is a pedestrian and vehicular right of access across this portion of land.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.****MAILING LIST**

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm

You can include any text here. The text can be modified upon generating your brochure.



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