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194 CRACKENEDGE LANE, DEWSBURY, WEST YORKSHIRE, WF13 1RY  
**ASKING PRICE OF £150,000**







\*\*\*\* THREE BEDROOM END TERRACE - LOUNGE & SEPARATE DINING ROOM - GARDENS FRONT & REAR - VIEWING RECOMMENDED \*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining room, fitted kitchen, rear porch, cellar, landing, three bedrooms (two having fitted furniture), bathroom. To the outside, there are gardens to the front and rear and on street parking. It is located close to all amenities and gives easy access to the nearby motorways. This property offers spacious living accommodation ideally suiting a family and viewing is recommended.

ENTRANCE HALL Laminate floor. Stairs to first floor. Picture rail. Door to front. Radiator.

LOUNGE 12' 9" x 12' 4" (3.89m x 3.76m) Fireplace surround with inset living flame gas fire. Window to front. Radiator.

DINING ROOM 13' 0" x 12' 6" (3.96m x 3.81m) Fireplace surround with electric fire. Window to rear. Radiator.

KITCHEN 9'4 x 5'9 Base and wall units with inset stainless steel sink and drainer. Electric cooker with





extractor hood over. Plumbed for automatic washing machine. Tiled splashbacks. Access to cellar. Window to rear.

CELLAR Useful storage space.

REAR PORCH 7' 3" x 7' 11" (2.21m x 2.41m) Door leading to rear garden.

LANDING Access to loft.

BEDROOM ONE 12' 0" x 11' 7" (3.81m x 3.23m) Fitted wardrobes to one wall. Window to front. Radiator.



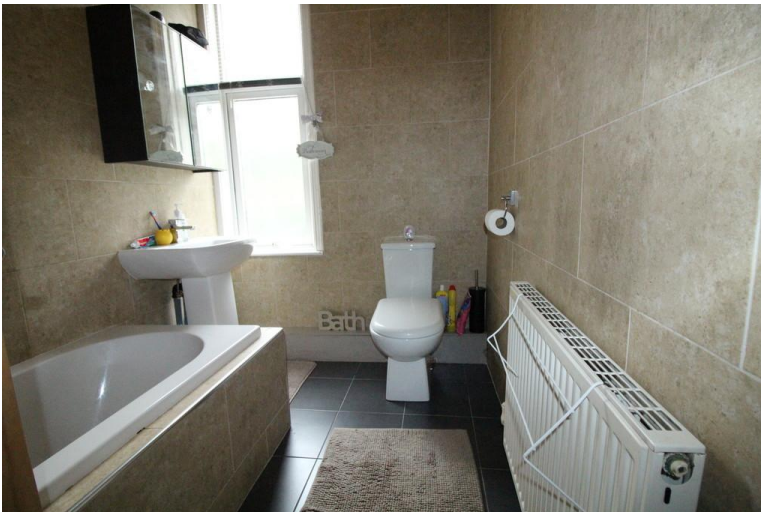
BEDROOM TWO 12' 6" x 10' 7" (3.66m x 3.53m) Fitted wardrobes to one wall. Window to rear. Radiator.

BEDROOM THREE 9' 0" x 5' 10" (2.74m x 1.78m) Window to front. Radiator.

BATHROOM Fully tiled with modern three piece suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Window to rear. Radiator.

EXTERIOR Lawned garden to front. Lawn and patio garden to rear. On street parking to the front of the property.

HOW TO GET THERE From Dewsbury Town Centre proceed along Crackenedge Lane where number 194 will be found on the right hand side and is signified by our For Sale board.





Ground Floor      First Floor  
**194 Crackenedge Lane**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		