

local
properties

buy • sell • let



22 Clarke Street
Dewsbury, WF13 4LR

£110,000
Freehold

***** DOUBLE FRONTED BACK TO BACK TERRACE HOUSE - TWO BEDROOMS & BOARDED LOFT - LOUNGE & DINING KITCHEN - ENCLOSED GARDEN TO FRONT - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: lounge, dining kitchen, cellar, landing, two bedrooms, bathroom, boarded loft room accessed via permanent staircase. To the outside, there is an enclosed garden to the front with on street parking. Located in a popular residential area close to all amenities, this property would ideally suit a couple or small family and viewing is recommended.



• DOUBLE FRONTED BACK TO BACK TERRACE • TWO BEDROOMS • BOARDED LOFT ROOM

DINING KITCHEN

14' x 10'

With base and wall units incorporating stainless steel sink unit. Plumbing for automatic washing machine. Tiled splashbacks. Yorkshire stone flagged floor. Gas fire point (cast iron gas stove is available by separate negotiation). Access to cellar. Door and window to front. Radiator.

LOUNGE

11' x 9'

Exposed wood floor. Coving to ceiling. Window to front.

CELLAR

Providing extra storage space.

LANDING

Door giving access to staircase to boarded loft.

BEDROOM ONE

15' x 12'

Exposed wood floor. Window to front. Radiator.

BEDROOM TWO

14' x 5'11

Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Airing cupboard. Heated towel rail. Window to front.

BOARDED LOFT

27' x 9'

Access to undereaves storage. Two velux windows to front.

EXTERIOR

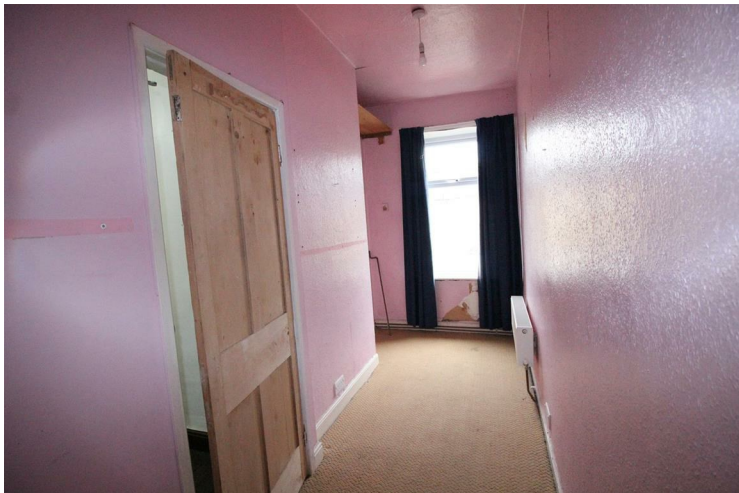
Enclosed garden to the front of the property and on street parking.

DIRECTIONS

From Dewsbury Town Centre proceed up Halifax Road and take the seventh left onto Birkdale Road. Take the fourth left onto Mallinson Street and second left onto Clarke Street. Number 22 will be found on the left hand side, signified by our For Sale board.



- LOUNGE & DINING KITCHEN • PVCu DG & GCH • STORAGE CELLAR • ENCLOSED GARDEN TO THE FRONT • ON STREET PARKING • EPC - D • NO CHAIN



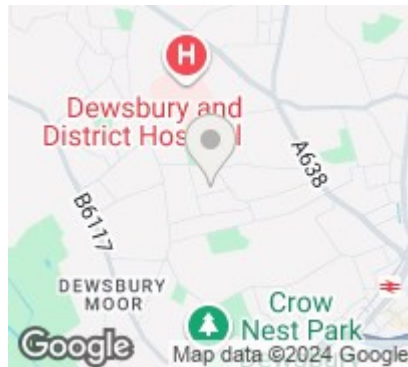





Additional Information

Local Authority - Kirklees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Sales
 Midland Bank Chambers
 Smithies Lane
 Birstall
 Batley
 West Yorkshire
 WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

