

local
properties

buy • sell • let



19 Brunswick Drive Dewsbury, WF13 4NG

£142,500
Leasehold

***** EXTENDED STONE BUILT TWO BEDROOMED TOWN HOUSE - LOUNGE - DINING KITCHEN & UTILITY ROOM - CUL-DE-SAC LOCATION - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: lounge, dining kitchen, utility room, lobby, landing, two bedrooms, study/dressing room (off bedroom one), bathroom. To the outside, there is an enclosed lawned garden to the front and cobbled off street parking to the rear. Conveniently located within a mile of Dewsbury Town Centre, the property gives easy access to Dewsbury & District Hospital, neighbouring towns and the nearby motorway network. In opinion this property would suit a professional couple or small family and viewing is recommended.



• EXTENDED STONE BUILT TOWN HOUSE • TWO DOUBLE BEDROOMS • GCH & PVCu
DG • LOUNGE, DINING KITCHEN & UTILITY ROOM

UTILITY ROOM

10'2" x 7'2"

Plumbing for automatic washing machine. Ceramic tiled floor. Window and door to rear.

DINING KITCHEN

17'0" x 7'10"

With base and wall units incorporating composite sink. Gas hob, electric oven and extractor hood over. Plumbing for dishwasher. Tiled splashbacks and ceramic tiled floor. Understairs storage cupboard. Window to rear. Radiator.

LOUNGE

18'4" x 14'1"

Fireplace surround incorporating inset electric fire. Coving to ceiling and dado rail. Exposed wood flooring. Wall light points. French doors leading into rear garden. Radiator.

LOBBY

Stairs to first floor. Window to front.

LANDING

With doors giving access to first floor rooms.

BEDROOM ONE

12'5" x 12'1"

Window to front. Radiator. Door to:

STUDY/DRESSING ROOM

7'10" x 4'7"

Window to front.

BEDROOM TWO

11'1" x 9'2"

With fitted wardrobes to recess. Window to rear. Radiator.

BATHROOM

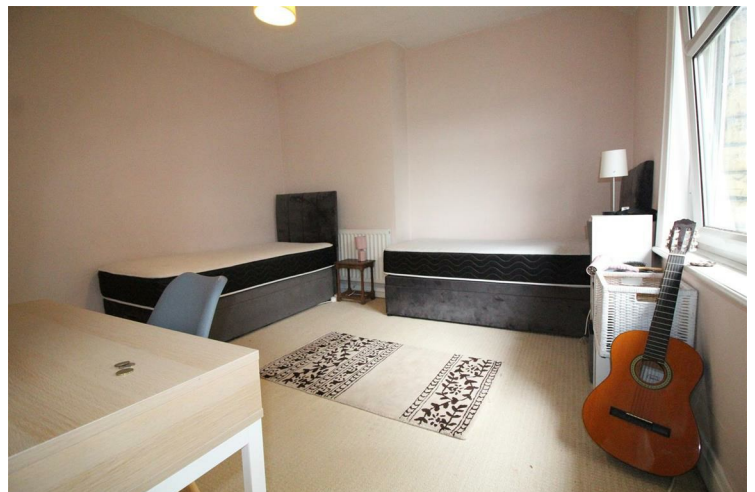
Fully tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to rear.

EXTERIOR

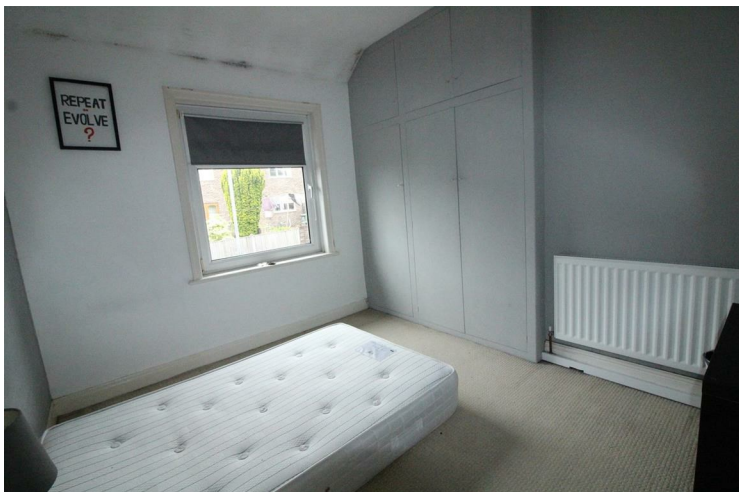
Enclosed lawned garden to the rear of the property. Cobbled area to the front providing off street parking for a small vehicle.

DIRECTIONS

From Dewsbury Town Centre proceed up Halifax Road for some distance and turn left onto Birkdale Road. Take the third left onto Brunswick Street and Brunswick Drive is the second turning on the right. Number 13 will be found on the left hand side, signified by our For Sale board.



- STUDY/DRESSING ROOM OFF BEDROOM ONE • ENCLOSED REAR GARDEN • CUL-DE-SAC LOCATION • POPULAR RESIDENTIAL AREA • ENERGY RATING - E • NO CHAIN



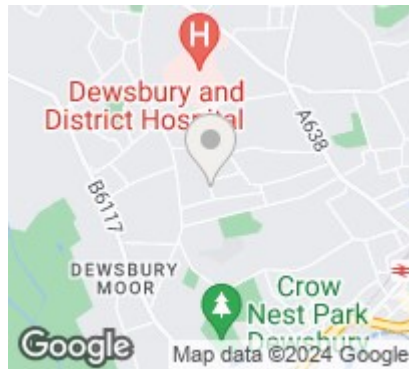





Additional Information

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

Floor Area - 0.00 sq ft
Tenure - Leasehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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/>

