

local
properties

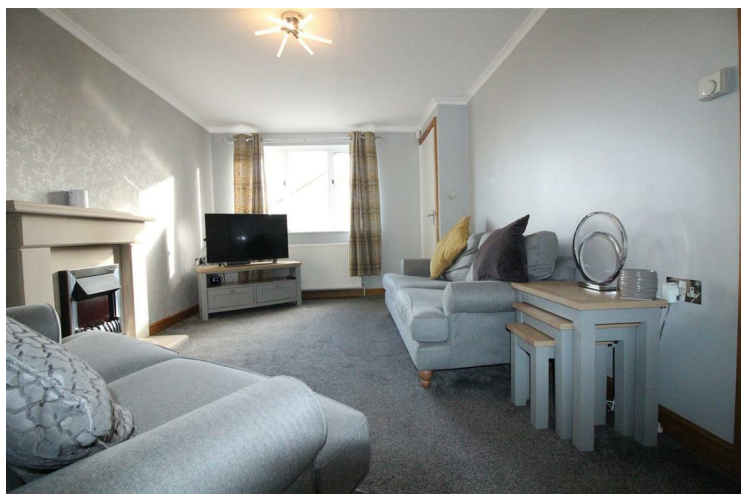
buy • sell • let



47 The Paddock Dewsbury, WF12 8BY

£155,000
Freehold

***** WELL PRESENTED TWO BEDROOM END TOWN HOUSE - LOUNGE & DINING KITCHEN - CUL-DE-SAC LOCATION - CONVENIENT FOR MOTORWAY NETWORK - PARKING & ENCLOSED GARDEN ***** This property has double glazing and gas central heating and comprises: entrance vestibule, lounge, dining kitchen, landing, two bedrooms, bathroom with four piece suite. To the outside, there is an enclosed garden to the rear with two allocated parking spaces to the front. Located in a cul-de-sac, the property is ideally placed for access to all amenities, Dewsbury and Ossett town centres and the motorway network. In our opinion, this property would ideally suit a couple or small family and viewing is recommended.



- WELL PERESENTED TWO BEDROOM TOWN HOUSE • SPACIOUS LOUNGE • DINING KITCHEN WITH INTEGRATED APPLIANCES

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

15'6 x 10'1

Fireplace surround with inset electric fire. Coving to ceiling.

Understairs storage cupboard. Window to front. Radiator.

DINING KITCHEN

13'4 x 8'0

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood over.

Integrated washing machine and fridge freezer. Tiled splashbacks and granite tiled floor. Inset spotlights. Door and window to rear. Radiator.

LANDING

Access to loft which is part boarded with pull down ladder.

BEDROOM ONE

13'5 x 10'1

Airing cupboard. Two windows to front. Radiator.

BEDROOM TWO

12'2 x 7'0

Window to rear. Radiator.

BATHROOM

Fully tiled with four piece suite comprising: bath, separate shower, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Inset spotlights. Heated towel rail. Window to rear.

EXTERIOR

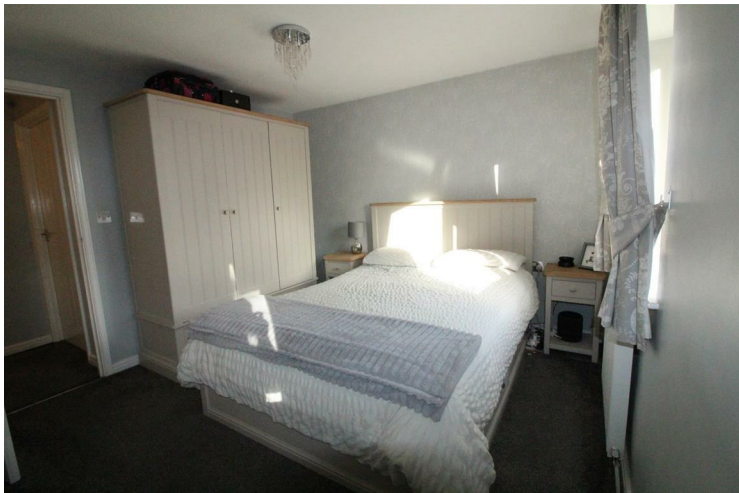
Enclosed decked garden to the rear with tiered garden beyond. Off street parking for two vehicles to the front of the property.

DIRECTIONS

From Dewsbury Town Centre proceed up Wakefield Road and turn right onto High Road (signposted Earlsheaton). Follow the road round into High Street and take the first right into Chatsworth Terrace. At the bottom of the hill turn right into The Paddock and take the first right where number 47 will be found on the right hand side, signified by our For Sale board.

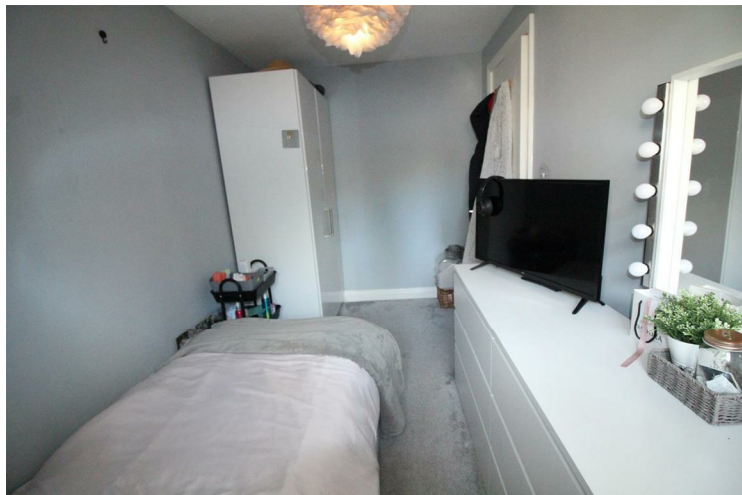


- FOUR PIECE BATHROOM SUITE • ENCLOSED REAR GARDEN • OFF STREET PARKING FOR TWO VEHICLES



- CUL - DE - SAC LOCATION • CONVENIENT FOR MOTORWAY • ENERGY RATING - D • VIEWING RECOMMENDED

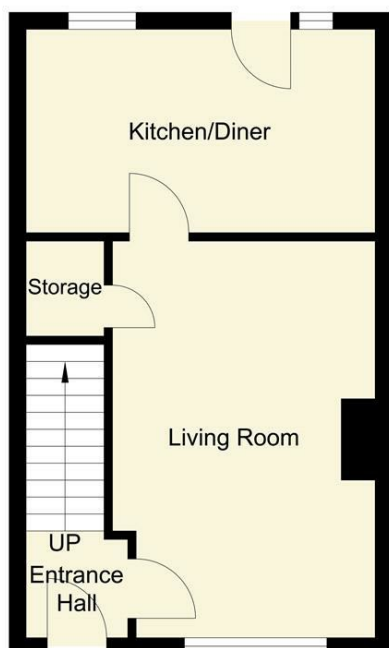




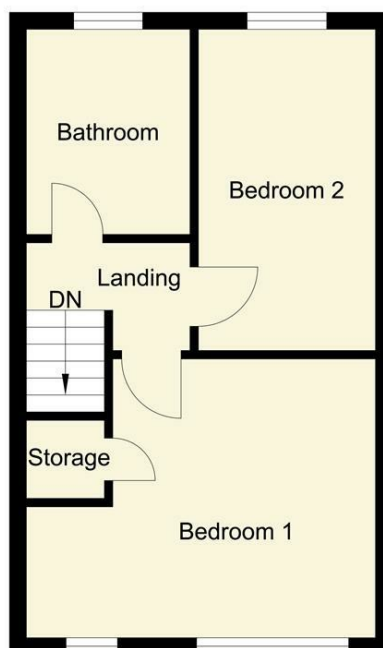
Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

47 The Paddock



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	85
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

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