

local  
properties

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## 29 Blackers Court Dewsbury, WF12 9EB

£94,950

Leasehold

\*\*\*\*\* FIRST FLOOR APARTMENT - TWO BEDROOMS - SPACIOUS LOUNGE, FITTED KITCHEN & WET ROOM - REDECORATED THROUGHOUT - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule with stairlift, hallway, lounge, fitted kitchen two bedrooms, wet room. To the outside there is an enclosed garden to the rear with on street parking in the cul-de-sac to the front. Located close to all amenities, this property would make an ideal first purchase or buy to let investment and viewing is recommended.





• FIRST FLOOR FLAT IN CUL-DE-SAC • TWO BEDROOMS • GCH & PVCu DG • SPACIOUS LOUNGE

### ENTRANCE VESTIBULE

Stairs to living accommodation. Door to rear.

### LANDING

Three storage cupboards. Window to rear.

### INNER HALLWAY

With walk in storage cupboard and airing cupboard.

Radiator.

### LOUNGE

13'5" x 13'1"

Fireplace surround with marble back and hearth. Two windows to front. Radiator.

### KITCHEN

12'9" x 7'2"

Fully tiled with base and wall units incorporating stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine. Breakfast bar. Window to rear. Radiator.

### BEDROOM ONE

13'1" x 8'10"

Window to front. Radiator.

### BEDROOM TWO

10'5" x 6'6"

Window to front. Radiator.

### WET ROOM

Fully tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

### EXTERIOR

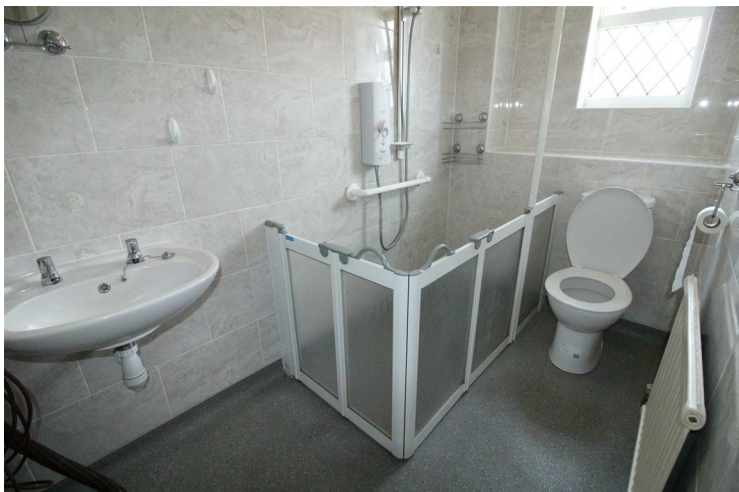
Enclosed gravelled garden to the rear of the property. On street parking to the front.

### DIRECTIONS

From Dewsbury centre proceed along Mill Street West and turn right at the traffic lights onto Savile Road. Go straight on at the first mini roundabout and turn right at the next onto Forge Lane. At the T junction turn left onto Lees Hall Road and take the first right onto Ouzelwell Lane. Blackers Court is the first turning on the right and number 29 will be found straight ahead (above number 27) and the entrance is round the back.

### NOTE

The gas central heating to the property is via a communal boiler which supplies all flats in the building.



- FITTED KITCHEN • WET ROOM • ENCLOSED GARDEN TO REAR • ON STREET PARKING • EPC- C • NO CHAIN

125 year lease with 91 years remaining.

£10 per annum ground rent.









## Additional Information

Local Authority	-	Kirklees	Floor Area	-	sq ft
Council Tax	-	Band A	Tenure	-	Leasehold
Viewings	-	By Appointment Only			



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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