

**SOLD STC**



**Coates Close, Dewsbury**  
**Asking Price Of £145,000**

**MARTIN&CO**



## Coates Close, Dewsbury

2 Bedrooms, 1 Bathroom

Asking Price Of £145,000

- END TOWN HOUSE
- TWO DOUBLE BEDROOMS
- SOUTH WESTERLY FACING  
ENCLOSED REAR GARDEN
- OPEN ASPECT TO THE FRONT

Martin & Co - Wakefield are pleased to offer to the open sales market this delightful 2 bedroomed End of Terrace Town House situated in a tucked away position within a popular area of Dewsbury. Having an open outlook to the front across a grassed field, and an enclosed south westerly facing garden to the rear. In addition the property features a kitchen with built in appliances, and a three piece bathroom suite with bath/shower over. PVCu double glazed windows, gas central heating system with Worcester combination boiler and patio doors to the Lounge/Diner opening to the rear garden. Communal off street parking. A perfect home ideal for the First Time Buyer/Investor/Downsizer. NO UPWARD CHAIN. Do not delay, book your viewing today to avoid disappointment.

**ENTRANCE HALL** Composite double glazed front entrance door leading into the entrance hall with door to Kitchen and door to Lounge/Diner. Alarm control panel and a central heating radiator.

**KITCHEN** 7' 10" x 7' 1" (2.39m x 2.16m) Range of fitted wall and base units with roll edged work surface and inset one and a half bowl stainless steel single drainer sink unit and mixer tap. Four ring gas hob and built under electric oven with extractor over. Plumbing



and space for a washing machine. Space for a tall style free standing fridge freezer. Central heating radiator, Part tiled to work surface, wall mounted electric consumer unit, PVCu double glazed window. Position to the front.

**LOUNGE/DINER** 18' 4" x 11' 10" (5.59m x 3.61m)  
Central heating radiator, Coving to the ceiling, Thermostat control, Turned stairs to the first floor, Aluminium framed double glazed single sliding patio doors opening to the rear enclosed garden, Positioned to the rear

**LANDING** Leading to both double bedrooms and combined bathroom/wc. Loft access point.

**BEDROOM ONE** 11' 10" x 10' 4" (3.61m x 3.15m) to maximum point  
Central heating radiator, PVCu double glazed window, positioned to the rear.

**BEDROOM TWO** 11' 10" x 8' 1" (3.61m x 2.46m)  
Central heating radiator, over stairs storage cupboard

housing the Worcester gas combination boiler, PVCu double glazed window, positioned to the front

**BATHROOM/WC** 6' 2" x 5' 8" (1.88m x 1.73m)  
Combined three piece suite comprising of a rectangular panelled bath with Triton electric shower over and side screen, Vanity sink with low level storage cupboard, Low flush WC with concealed cistern, central heating radiator, Part tiled, fully tiled to bath, PVCu double glazed obscure window, positioned to the side.

**OUTSIDE** Open plan to the front with views over a green space, a paved pathway leads from the communal block paved parking area to the front entrance door. To the rear is a lovely fully enclosed south westerly facing garden being mainly laid to lawn with paved patio area and a garden shed.

These particulars, whilst believed to be accurate, are set out as a general outline of the property only for



guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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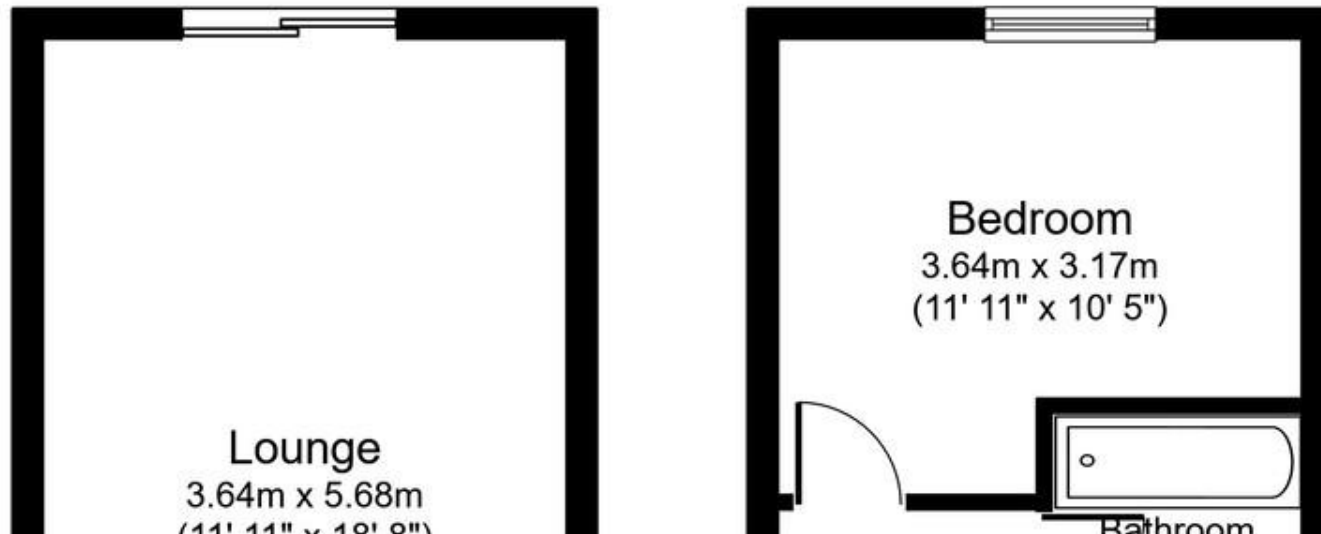


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# 1 Coates Close - WF12 7QG

Total floor area 58.3 sq.m. (627 sq.ft.) approx



## Martin & Co Wakefield

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