The Combs,DEWSBURY WF12 0LQ

william h brown

welcome to

The Combs, DEWSBURY

Guide Price £120,000 - £130,000 JUST STARTING OUT? TIME TO FLY THE NEST? ITCHING TO GET YOUR 1ST BUY TO LET? DOWNSIZE? TICKS ALL YOUR BOXES. NO CHAIN

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge Kitchen
15' x 14' 11" (4.57m x 4.55m)
Cellar Space
Bedroom One
14' 11" x 15' (4.55m x 4.57m)
Bathroom

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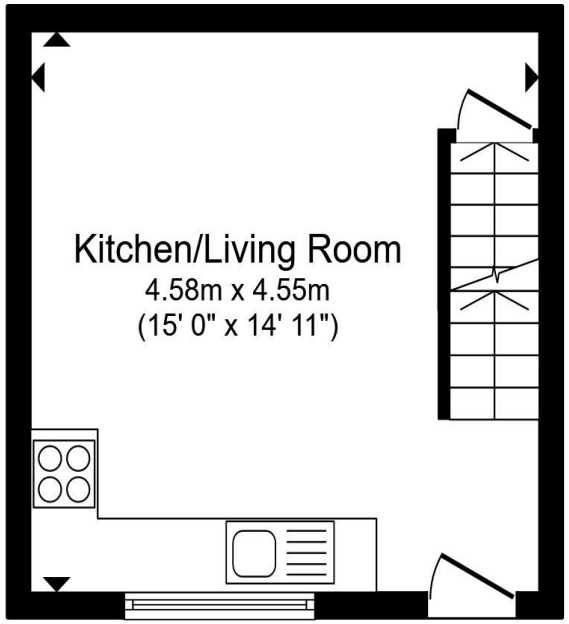
The Combs, DEWSBURY

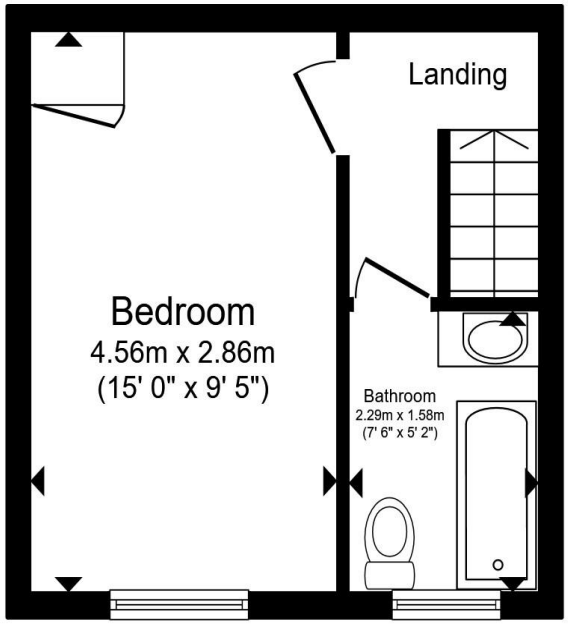
- Guide Price £120,000 - £130,000
- One 14ft Bedroom
- Mid Terrace Property
- 15ft Lounge Kitchen,
- Modern Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£120,000



Ground Floor



First Floor

Total floor area 41.4 m² (446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
DWS118418 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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