



118 Knowles Hill Road, Dewsbury, WF13 4QT

£245,000

bramleys

NO UPPER CHAIN - DECEPTIVELY SPACIOUS

Offered for sale with no vendor chain, is this superbly presented 3 bedroom cottage.

Offering deceptive and well presented accommodation throughout, the property provides gas fired central heating, double glazing and a layout comprising:- entrance hall, dining kitchen, utility room/WC, dining room, lounge, sitting room/games room, first floor landing, 3 bedrooms and bathroom.

Externally there is a garden to the front and off road parking to the rear.

Tucked away, yet within easy reach of amenities such as the public transport network and shops, the property is also only a short drive from Heckmondwike centre.

An internal viewing is highly recommended to fully appreciate the deceptive accommodation on offer.





GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

Entrance Hall

With a staircase rising to the first floor and doors accessing the dining room and lounge.

Dining Room

11'3" x 10'3" (3.43m x 3.12m)

Having a uPVC double glazed bay window overlooking the garden and a central heating radiator. A door accesses the dining kitchen.

Dining Kitchen

16'1" x 14'1" (4.90m x 4.29m)

This well presented dining kitchen has a feature island which provides seating for up to 4 people. The kitchen also has a range of base units, an integrated dishwasher, inset sink unit with mixer tap, freestanding Range style cooker with splashback, uPVC double glazed window to the rear elevation, and a door into the utility and snug. A composite external door gives access to the rear and the kitchen is open to the lounge.

Utility Room/WC

7'10" x 4'7" (2.39m x 1.40m)

Fitted with a low flush WC, space and plumbing for a washing machine, sink unit with side drainer and mixer tap, working surface and there is a uPVC double glazed window to the rear elevation.

Sitting Room/Games Room

15'6" x 11'6" (4.72m x 3.51m)

A great addition to the home which could provide a variety of uses subject to requirements, it is currently used as a games room. This room has a central heating radiator and external door.

Lounge

15'3" x 11'4" (4.65m x 3.45m)

This cosy lounge is open to the kitchen and has a uPVC double glazed bay window to the front elevation, feature fireplace with multi-fuel stove and a central heating radiator.

FIRST FLOOR:

Landing

Bedroom 1

16'4" x 10'6" (4.98m x 3.20m)

A generously sized master bedroom which has a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

15'0" x 8'0" (4.57m x 2.44m)

Situated to the front of the property, with a uPVC double glazed window.

Bedroom 3

10'0" x 9'5" (3.05m x 2.87m)

Having a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, vanity sink with storage beneath, pedestal wash hand basin and panelled bath with shower over, and glass shower screen. There is a radiator and uPVC double glazed window to the rear elevation.

OUTSIDE:

Externally there is a garden to the front and off road parking to the rear

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave the centre of Heckmondwike via Market Street which becomes Walkley Lane and then Heckmondwike Road. Knowles Hill Road can be found as a turning on the left hand side. Proceed up Knowles Hill Road round the bend, where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

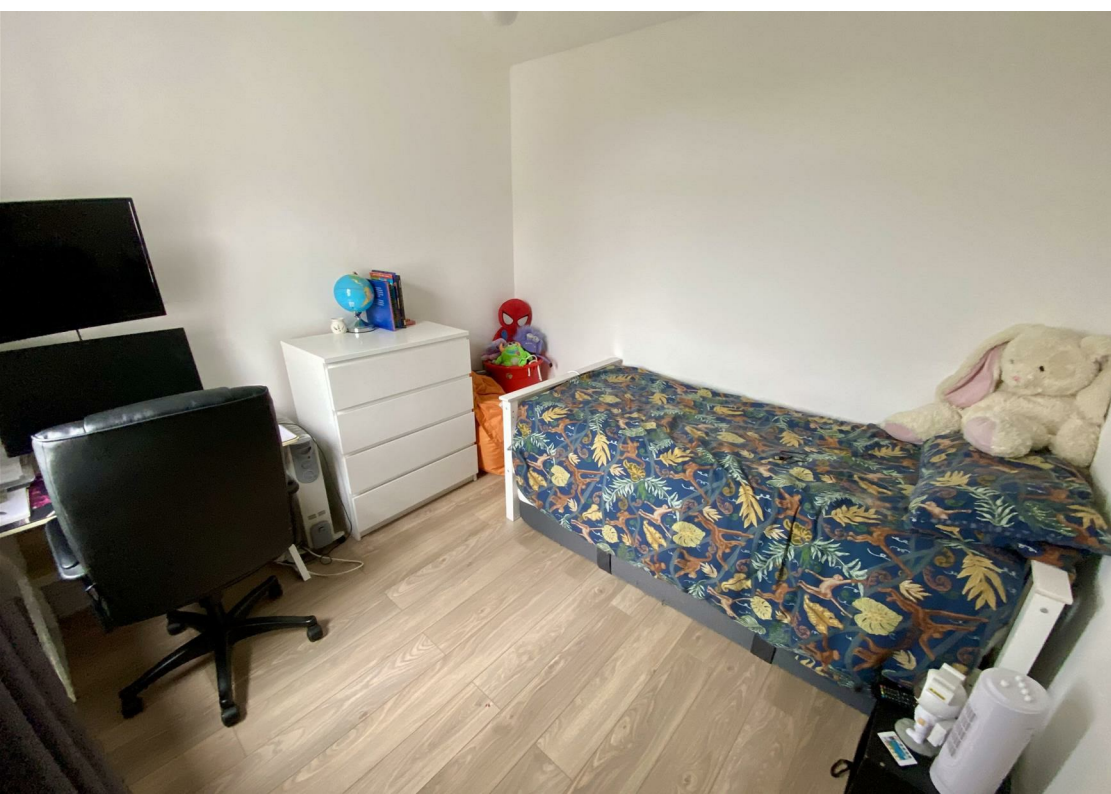
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

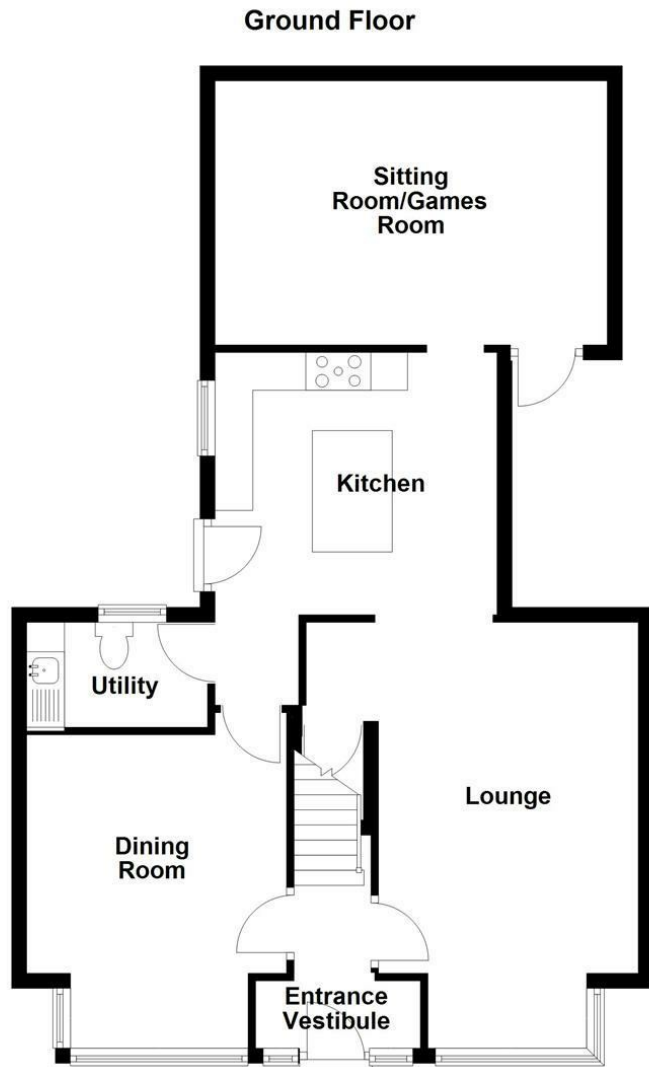
VIEWINGS:

Please call our office to book a viewing on 01924 495334.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
	61	77
	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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