



Syke Street, Earlsheaton Dewsbury WF12 8HS

welcome to

Syke Street, Earlsheaton Dewsbury

Guide Price £150,000 - £160,000 OUR HOUSE IN THE MIDDLE OF THE STREET! NICELY PROPORTIONED THREE BEDROOM MID TERRACE PROPERTY IN A POPULAR, CENTRAL LOCATION...DON'T MISS IT



Entrance Lobby

Door to front, gas central heating radiator and stairs to first floor landing.

Lounge

14' 1" x 12' 3" (4.29m x 3.73m)

Double glazed window to front, gas central heating radiator, part laminate flooring and wall lights.

Kitchen Diner

17' 7" x 8' 7" (5.36m x 2.62m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer, gas cooker point, plumbing for washing machine, wall mounted boiler, understairs storage cupboard, gas central heating radiator, double glazed window to rear, door to garden.

First Floor Landing

Access to loft space via a drop down ladder, doors to first floor accommodation.

Bedroom One

12' 5" x 10' 4" MAX (3.78m x 3.15m MAX)

Double glazed window to front, gas central heating radiator, picture rail, fireplace to one wall.

Bedroom Two

10' 3" x 9' (3.12m x 2.74m)

Double glazed window to rear and wall mounted gas heater.

Bedroom Three

9' 4" MAX x 7' 2" MAX (Includes Bulkhead) (2.84m MAX x 2.18m MAX (Includes Bulkhead))

Double glazed window to front and gas central heating radiator.

Bathroom

Double glazed window to rear, panelled bath with mixer tap and shower attachment, wash hand basin, WC, splashback tiling. Loft space access via drop down ladder benefiting from power points, lighting and is fully boarded, insulated and has hard wood flooring with a sky light to the rear.

Loft Space

Access via drop down ladder benefiting from power points, lighting and is fully boarded, insulated and has hard wood flooring with a sky light to rear.

Exterior

To the front of the property there is a front garden with storage units (these storage units could quite easily be removed to create off road parking). Enclosed rear garden laid mainly to paving for low maintenance, BBQ and sitting area to rear and a storage shed to remain.



view this property online williamhbrown.co.uk/Property/DWS117414



welcome to

Syke Street, Earlsheaton Dewsbury

- Guide Price £150,000 - £160,000
- Three Bedroom Mid Terrace Property
- 14ft Lounge, 17ft Kitchen Diner
- Useful Loft Space
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117414



Property Ref:
DWS117414 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk