



Heath Road, Dewsbury WF12 8QB

welcome to

Heath Road, Dewsbury

Guide Price £210,000 - £220,000 THREE BEDROOM DETACHED! Situated in the ever-popular area of Heath Road and being close to the M1/M62 motorway networks is this well-presented Three bedroom detached property with a 15ft Lounge & 11ft Conservatory, driveway and rear garden... Don't miss it!!



Lounge

15' x 12' 6" MAX (4.57m x 3.81m MAX)

Double glazed bay window to front, two wall lights, gas fire place with marble inlay, hearth and surround. Gas central heating radiator, telephone and TV points, wooden flooring and coving to ceiling.

Kitchen

12' 6" x 9' 8" (3.81m x 2.95m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink drainer, gas hob, electric oven, cooker hood, plumbing for washing machine and integrated dishwasher. Gas central heating radiator and door to conservatory.

Conservatory

11' 8" x 9' 8" (3.56m x 2.95m)

Made of timber construction it has lighting and a gas central heating radiator.

Bedroom One

11' x 9' 4" (3.35m x 2.84m)

Two double glazed windows to front and gas central heating radiator.

Bedroom Two

11' 2" x 6' 4" (3.40m x 1.93m)

Two double glazed windows to rear and gas central heating radiator.

Bedroom Three

9' 7" x 5' 9" (2.92m x 1.75m)

Window to rear and gas central heating radiator.

Bathroom

Double glazed window to side, gas central heating radiator, bath with mixer tap and shower over. Wash hand basin, WC and part tiling where visible.

Exterior

To the front of the property there is a drive to the side and a rockery garden. The rear of the property is lawned with a patio area to relax or entertain on.



view this property online williamhbrown.co.uk/Property/DWS117809



welcome to

Heath Road, Dewsbury

- Guide Price £210,000 - £220,000
- Three Bedroom Detached
- 15ft Lounge & 11ft Conservatory
- Front and Rear Gardens
- Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117809



Property Ref:
DWS117809 - 0004

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