

Benjamin Lee

From: Katharine Ramsden <katharineramsden.1961@gmail.com>
Sent: 27 May 2026 16:13
To: Benjamin Lee
Subject: [EXTERNAL] Re: 19 Clarke Street Brochure, V3

You don't often get email from katharineramsden.1961@gmail.com. [Learn why this is important](#)

Hi Ben, yes all good to proceed now thanks
Regards Katharine

On Wed, 27 May 2026, 15:57 Benjamin Lee, <Benjamin.Lee@williamhbrown.co.uk> wrote:

Hello,

Please see the amended attached brochure,

Many Thanks,

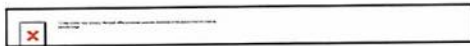
Benjamin Lee

Administrator



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

T 01924 468900



For your peace of mind, we are members of the Property Ombudsman
and the Association of Residential Letting Agents

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property details **approval form**

19 Clarke Street, Dewsbury, West Yorkshire, WF13 4LP

Date: 27 May 2026

Property Ref and Version: DWS118034 - 0003



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 1 Market Place, DEWSBURY, West Yorkshire, WF13 1AE
T 01924 468900 E Dewsbury@williamhbrown.co.uk

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>> price

guide price £165,000

Tenure: Freehold

>> key features

- > Guide Price £165,000 - £175,000
- > Two Double Bedroom Mid Terrace Property
- > 13ft Lounge, 15ft Kitchen Diner
- > 12ft Bathroom, 13f Cellar
- > South-Westerly Facing Rear Garden. No Chain
- > EPC Rating: C

>> short description

Guide Price £165,000 - £175,000 LOOKING FOR A WELL-PRESENTED AND PROPORTIONED MID TERRACE PROPERTY IN THE EVER POPULAR AREA OF WESTBOROUGH? THEN YOU'VE FOUND IT!

>> long description

Guide Price £165,000 - £175,000 Situated in the ever popular and desirable location of Westborough, Dewsbury is this well-presented and proportioned two bedroom mid terrace property with a welcoming entrance hallway, a cosy 13ft lounge, a fantastic sized 15ft kitchen diner with feature fireplace, 13ft cellar space for storage, two double bedrooms with the master being 14ft and the 2nd being 13ft, an amazing 12ft family bathroom and to round it off, front and rear gardens with the rear garden being a good size and having a south-westerly aspect so perfect for all you sun-worshippers to relax or entertain in the summer months ahead as also has a raised balcony to appreciate the evening sun. Being close to all amenities, public transport, local schooling, Dewsbury Hospital and the M1/M62 motorway networks a short drive away, William H Brown in Dewsbury recommend that you view this fabulous property without delay to avoid disappointment as this property is going to be very popular as also offered with no onward chain. Don't miss it!

G/F Accom

Entrance Hallway

Lounge 13'0 x 10'11

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Kitchen Diner 15'5 max x 14'8 max

F/F Accom

Landing

Bedroom 1 14'9 x 12'2

Bedroom 2 13'3 8'4 max

Family Bathroom 12'11 x 6'3

Cellar Space 13'3 x 11'0 with power and light, houses the boiler

Exterior

Low Maintenance Front Garden

Good-Sized South-Westerly Facing Rear Garden With Raised Balcony

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>> **property images**



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>> floor plan



Total floor area 83.8 m² (902 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



>> approval

	Signature	Date
Warren Catling	WTC	28/5/26
Mrs K. Ramsden		

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