



St. Michaels Close, Dewsbury WF12 0JU

welcome to

St. Michaels Close, Dewsbury

Guide Price £150,000 - £160,000 UPSIZE? DOWNSIZE? OR FTB? TICKS ALL YOUR BOXES! BAGS OF POTENTIAL INSIDE AND OUT TO MAKE THIS YOUR FOREVER HOME... DON'T MISS IT .. VIEW TODAY! NO CHAIN



Guide Price £150,000 - £160,000 Situated in the ever popular area of Thornhill, Dewsbury and tucked away in this cul-de-sac location, is this well-proportioned three bedroom mid terrace property benefiting from a 15ft lounge, 8ft dining area, 8ft kitchen (you could easily knock this area into one to create a fabulous kitchen dining area,) three bedrooms (two of which are double and having fitted wardrobes) and the modern family shower room to the first floor. To the exterior of the property there are front and rear gardens with the mature, enclosed rear garden being a good size stocked with established plant and shrubs and has various sitting areas so perfect for entertaining or just to enjoy the garden. We also understand from the vendor that there is a plot allocated en bloc for the erection of a detached garage that belongs to the property. The property is perfectly situated for all local amenities and schooling. Don't let this one get away! Being offered with no onward chain, William H Brown in Dewsbury recommend that you view the property without delay to avoid disappointment!

G/F Accom

Entrance Hallway

Lounge 15'4 x 11'5

Dining Area 8'8 x 7'2

Kitchen 8'11 x 7'4

F/F Accom

Landing



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St. Michaels Close

- Guide Price £150,000 - £160,000
- Three Bedroom Mid Terrace Property
- 15ft Lounge, 8ft Dining Area, 8ft Kitchen
- Modern Shower Room, Front & Rear Gardens
- Cul-De-Sac Location, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117998 - 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.

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.



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