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for sale
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The Laurels, Earlsheaton Dewsbury WF12 8JN


william
h brown

welcome to

The Laurels, Earlsheaton Dewsbury

ARE YOU LOOKING FOR BUNGALOW WITH ... ' THAT FEELING ' ? THEN YOUR SEARCH IS OVER!!! DON'T MISS THIS BEAUTY! Guide Price £210,000 - £220,000 Two double bedroom semi-detached bungalow. No chain.



Entrance Hall

Door to front, double glazed window to front, laminate flooring, cupboard housing the boiler and space for washing machine.

Lounge

17' 6" x 10' 7" (5.33m x 3.23m)

Double glazed window to front, gas central heating radiator, laminate flooring and coving to ceiling.

Kitchen / Diner

21' 5" x 8' 5" (6.53m x 2.57m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and sink drainer. Electric hob, electric oven, wall mounted cooker hood, integral fridge freezer. Gas central heating radiator, laminate flooring, double glazed windows to front and side and door to entrance hallway and all accommodation.

Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m)

Double glazed window to rear, gas central heating radiator and laminate flooring.

Bedroom Two

9' 9" x 8' 5" (2.97m x 2.57m)

Double glazed to patio doors to rear, gas central heating radiator, coving to ceiling and laminate flooring.

Wet Room

Double glazed window to side, gas central heating radiator, shower, wash hand basin, WC and full tiling where visible.

Exterior

To the front of the property it is flagged with a lawned area and driveway providing off street parking for multiple vehicles leading to the double garage. The rear garden has a raised decked area and rockery feature, it is also laid to artificial grass with a shed to remain.

Double Garage

Benefiting from an up and over door, power and lighting.



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welcome to

The Laurels, Earlsheaton Dewsbury

- *** GUIDE PRICE £210,000 - £220,000***
- Two Double Bedroom Semi-Detached Bungalow
- 17ft Lounge & 21ft Kitchen Diner
- Driveway & Double Garage
- No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117836 - 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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