



Stonehyrst Avenue, Dewsbury WF13 1RN

welcome to

Stonehyrst Avenue, Dewsbury

Guide Price £120,000 - £130,000 LOOKING TO FLEE THE NEST AND GET YOUR FTB? DOWNSIZE INTO SOMETHING A BIT SMALLER? OR WANTING A BUY TO LET? THEN THIS TICKS ALL OF THOSE BOXES.... VIEW TODAY! NO CHAIN



Guide Price £120,000 - £130,000 Offered for sale is this cosy two-bedroom mid terraced property benefiting from an 13ft lounge, 15ft kitchen, two bedrooms, family bathroom and cellar space perfect for storage. To the rear there is a low maintenance garden with a decked area. Being situated close to Dewsbury and Batley town centres, train and bus stations with connections to larger cities, local schooling and amenities as well as Junction 27 Leisure and Retail Parks and motorway connections to the larger towns and cities including Leeds, Wakefield, and Manchester, being a short drive away. William H Brown in Dewsbury recommend that you view this little beauty today to avoid disappointment as also offered with no onward chain!

Lounge

13' 8" x 12' 4" MAX (4.17m x 3.76m MAX)

Kitchen

15' 4" x 5' 8" (4.67m x 1.73m)

Bedroom One

11' 2" x 12' 3" (Into Wardobes) (3.40m x 3.73m (Into Wardobes))

Bedroom Two

8' 8" x 9' 5" MAX (2.64m x 2.87m MAX)

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)



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- ***Guide Price £120,000 - £130,000***
- Two Bedroom Mid Terrace
- 13ft Lounge & 15ft Kitchen
- Cellar Space
- No Chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS115888](https://www.williamhbrown.co.uk/Property/DWS115888)



Property Ref:
DWS115888 - 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.

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