



**Highfield Chase, DEWSBURY WF13 4DG**

**welcome to**

**Highfield Chase, DEWSBURY**

Guide Price £125,000-£135,000 Fancy an apartment that has no neighbours above or below you in this in demand development? Very rare to come across. It's like having a detached property without the cost! Don't miss it.



**Entrance Lobby**

Entry via own front door. Gas central heating radiator, telephone points and stairs to landing.

**Landing**

Access to loft space, gas central heating radiator and built in storage cupboard housing the boiler.

**Lounge**

17' 6" x 10' 2" ( 5.33m x 3.10m )

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

**Kitchen**

17' 7" x 7' 2" ( 5.36m x 2.18m )

Fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel one and half bowl sink drainer with mixer tap, gas hob, electric oven, plumbing for washing machine and dishwasher, gas central heating radiator, double glazed window to front.

**Bedroom One**

11' 1" x 10' 5" ( 3.38m x 3.17m )

Double glazed window to front and gas central heating radiator.

**Bedroom Two**

11' 4" MAX x 10' 6" MAX ( 3.45m MAX x 3.20m MAX )

Double glazed window to front, gas central heating radiator and built in storage cupboard.

**Bathroom**

Double glazed window to rear, panelled bath with wall mounted shower over, wash hand basin, WC, extractor fan, gas central heating radiator and splashback tiling.

**Exterior**

To the front of the property there is a driveway providing off street parking for one vehicle leading to the integral garage.

**Integral Garage**

19' 3" x 8' 2" ( 5.87m x 2.49m )

Benefiting from an up and over door, power point, lighting, built in storage cupboard and double glazed window to rear.



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## Highfield Chase, DEWSBURY

- Guide Price £125,000 - £135,000
- Two Double Bedroom Coach House Apartment
- 17ft Lounge, 17ft Kitchen
- Driveway, Integral Garage
- Cul-De-Sac Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 758.36

Ground Rent: 300.28

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
DWS117710 - 0005

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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