



**31 Briar Drive  
Dewsbury, WF13 4NJ**

**£165,000  
Freehold**

\*\*\*\*\* THREE BEDROOM SEMI DETACHED - DRIVE & GARAGE - POPULAR CUL-DE-SAC LOCATION - NO CHAIN \*\*\*\*\* This property has gas central heating and double glazing and comprises: entrance hall, lounge with archway to dining area, fitted kitchen, landing, three bedrooms, bathroom. To the outside, there is an open plan lawn to the front and private enclosed garden to the rear. The driveway to the side provides off street parking for three vehicles and leads to a single garage. Located in a popular cul-de-sac, it is ideally located for access to all amenities including Dewsbury & District Hospital. An ideal home, viewing is recommended.



• THREE BEDROOM SEMI DETACHED • GCH & DG • LOUNGE WITH DINING AREA • FITTED KITCHEN

## ENTRANCE HALL

Stairs to first floor. Door to front and window to side.

Radiator.

## LOUNGE

15'5" x 11'9"

Fireplace surround. Coving to ceiling. Understairs storage cupboard. Bow window to front. Radiator. Archway to:

## DINING AREA

9'10" x 7'6"

Window to rear. Radiator.

## KITCHEN

9'10" x 7'2"

With base and wall units incorporating stainless steel sink unit. Electric hob and electric oven. Plumbing for automatic washing machine. Tiled splashbacks. Door and window to rear.

## LANDING

Access to loft. Airing cupboard. Window to side. Radiator.

## BEDROOM ONE

13'5" x 8'6"

Window to front. Radiator.

## BEDROOM TWO

11'5" x 8'6"

Window to rear. Radiator.

## BEDROOM THREE

7'6" x 5'10"

Window to front. Radiator.

## BATHROOM

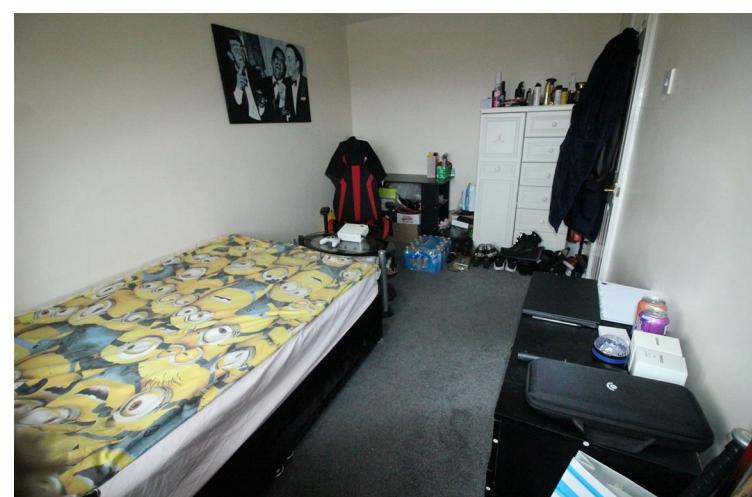
With three piece suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

## EXTERIOR

Lawned garden to the front of the property. Enclosed garden to the rear with lawn and two paved patios. Driveway to the side providing off street parking for three vehicles. Single detached garage.

## DIRECTIONS

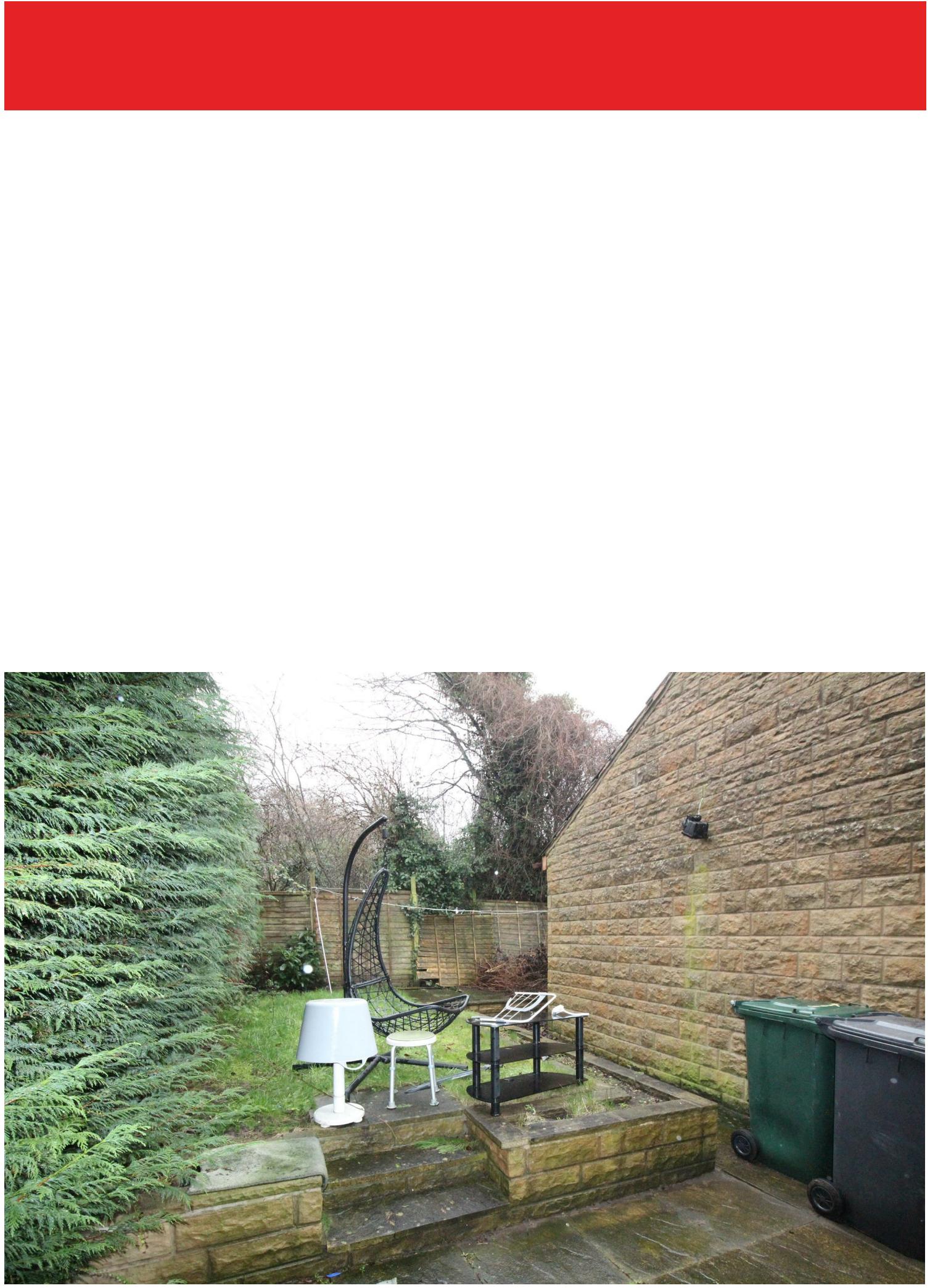
From Dewsbury Town Centre proceed along Halifax Road for some distance. Turn left at the traffic lights by The Butcher's Arms Public House onto Staincliffe Road and take the third right onto Moor End Lane. Briar Drive is the third turning on the left where number 31 will be found in the first cul-de-sac on the left and is signified by our To Let



- GARDENS FRONT & REAR • DRIVEWAY & SINGLE GARAGE • POPULAR CUL-DE-SAC • IDEAL FAMILY HOME • EPC - D • NO CHAIN

board.







## Additional Information

**Local Authority** - Kirklees

**Council Tax** - Band B

**Viewings** - By Appointment Only

**Floor Area** - 914.94 sq ft

**Tenure** - Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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