



Wellfield Mews, Staincliffe Dewsbury WF13 4SH

welcome to

Wellfield Mews, Staincliffe Dewsbury

LOOKING FOR A GENEROUS SIZED APARTMENT WITH NO CHAIN IN A CENTRAL, POPULAR LOCATION THAT YOU CAN PUT YOUR OWN STAMP ON? THEN YOU'VE FOUND IT!



Situated in this cul-de-sac location on this popular, smaller modern development just off Halifax Road is this two double bedroom first floor apartment. The apartment benefits from a 21ft open plan lounge/kitchen/diner, two double bedrooms, en-suite to the master bedroom, further bathroom and sits in communal grounds with one allocated parking space. The apartment is perfectly positioned for access to both Dewsbury, Batley and Heckmondwike town centres and the M1 and M62 motorway connections are a short drive away. This apartment is not to be missed, so, William H Brown in Dewsbury recommend viewing without delay to avoid disappointment as offered with no onward chain / vacant possession.

Accommodation

L- Shaped Entrance Hallway

Open Plan Lounge/Kitchen/Diner 21'11 max x 15'11 max

Bedroom 1 13'0 x 10'4 - En-Suite Shower Room

Bedroom 2 10'5 x 6'10

Bathroom

Exterior

Communal Gardens

1 x Allocated Parking Space

EntrypHONE System



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Wellfield Mews, Staincliffe Dewsbury

- Two Double Bedroom First Floor Apartment
- 21ft Open Plan Lounge/Kitchen/ Diner
- En-Suite To Master, Further Bathroom
- 1 x Allocated Parking, No Chain
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Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2927.99

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS118017 - 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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