



**Welwyn Road, DEWSBURYWF12 7HA**

**welcome to**

**Welwyn Road, DEWSBURY**

Guide Price £175,000 - £185,000 READY TO TAKE THE PLUNGE AND BUY YOUR FIRST HOME OR DOWNSIZE INTO YOUR FINAL HOME? THIS IS THE ONE THAT CAN ACCOMMODATE BOTH... VIEW TODAY TO AVOID DISAPPOINTMENT!!



Guide Price £175,000 - £185,000 Tucked away in this cul-de-sac location in Hanging Heaton is this well-proportioned two bedroom semi-detached property with, to the ground floor, a good sized 14ft lounge with an amazing inset multi-fuel burner, 17ft kitchen diner with integrated appliances and door to the rear garden, two double bedrooms (the master with fitted wardrobes) and first floor family bathroom. (Both the kitchen and bathroom are in need of updating but the property has been priced accordingly for this already). Externally, the property is accessed via secure gates leading to the driveway (for multiple vehicles if you wish) onto the detached garage with power and light. Last but certainly not least, there are front and rear gardens with the front garden having a southerly aspect and the perfect spot to sit when the suns out and the rear garden is enclosed with a raised decked area to relax or entertain on. Being close to all local amenities, towns such as Dewsbury and Batley, local schooling and those wishing to commute or travel further afield such as Wakefield or Leeds can easily do so as the M1 / M62 motorway connections are also nearby. William H Brown in Dewsbury recommend that you view without delay to avoid disappointment as interest will be very high! You have been warned!

Entrance Lobby

Lounge 14'5 x 12'1

Kitchen Diner 17'7 x 8'8

Landing

Bed 1 12'7 x 10'9



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## welcome to Welwyn Road

- Guide Price £175,000 - £185,000
- Two Double Bedroom Semi-Detached Property
- 14ft Lounge, 17ft Kitchen Diner
- Bathroom, Front & Rear Gardens
- Driveway, Garage, Cul-De-Sac

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price  
**£175,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117950 - 0003

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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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