



**Brunswick Street, DEWSBURY WF13 4NE**



**welcome to**

**Brunswick Street, DEWSBURY**

READY TO FLY THE NEST AND GET YOUR OWN PLACE? LOOKING FOR A READY-MADE BUY TO LET OR ARE YOU DOWNSIZING?... THIS PROPERTY FITS ALL OF THESE! DONT MISS IT ...VIEW TODAY!



### **Entrance Hallway**

Double glazed window and Upvc door to front, gas central heating radiator and stairs to first floor landing. Access to lounge/ kitchen.

### **Lounge Kitchen**

18' 2" x 16' 4" ( 5.54m x 4.98m )

Modern white gloss fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Integrated electric oven, hob, microwave, dishwasher and plumbing for washing machine. Extractor fan. Stainless steel sink with mixer tap. Breakfast bar. Wall mounted extractor hood. Spotlights to ceiling. TV point, laminate flooring and feature brick built fireplace with tiled inlay. Gas central heating radiator. Double glazed window to front. Access to cellar.

### **First Floor Landing**

Access to loft space and doors to first floor accommodation.

### **Bedroom One**

15' 9" x 10' 5" ( 4.80m x 3.17m )

Double glazed window to front, gas central heating radiator and TV point. Coving to ceiling.

### **Bedroom Two**

8' 1" x 6' ( 2.46m x 1.83m )

Double glazed window to front, gas central heating radiator and wall mounted boiler.

### **Bathroom**

Modern fitted bathroom suite. Panelled bath with wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and spotlights to ceiling. Tiled walls and floor where visible, gas central heating radiator.

### **Cellar**

Storage area benefiting from power points, lighting and houses both gas and electric meters.

### **Exterior**

Small front garden laid to artificial grass and purple slate.

### **Nb**

Parking is on street and the CCTV to the property is to remain.



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## Brunswick Street, DEWSBURY

- Two Bedroom Front Back To Back Property
- 18ft Modern Open Plan Lounge/ Kitchen
- 15ft Master Bedroom
- Modern Bathroom
- Popular Area Of Westbrough

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£125,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117640 - 0004

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