



Leeds Road, Dewsbury WF12 7HJ

welcome to

Leeds Road, Dewsbury

GREAT FTB? UPSIZE? OR DOWNSIZE INTO? OR BUY TO LET INVESTMENT?.. THE CHOICE IS YOURS BUT BE QUICK! Guide Price £155,000 - £165,000
Don't miss it... arrange your viewing today!



Guide Price £155,000 - £165,000 Situated on the ever-popular Leeds Road, Dewsbury is this well presented three bedroom end terrace property with a 14ft lounge, 17ft kitchen, cellar space for storage, first floor bathroom, two doubles and one single bedroom. There is a garden to the front and excellent rear garden for parking. The property is ideally situated for access to Dewsbury or Batley town centres, all local amenities, schooling, public transport and commuting to the larger towns and cities can either be done via the train network from Dewsbury train station, local bus routes or the M1 & M62 motorway networks are nearby. William H Brown in Dewsbury advise a viewing asap as will not be on the market long! Just turn that key and move straight in!

Lounge

14' 8" x 14' 2" (4.47m x 4.32m)

Kitchen

17' 3" x 5' 9" (5.26m x 1.75m)

Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m)

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

Bedroom Three

8' 7" x 5' 6" (2.62m x 1.68m)

Bathroom

Exterior



view this property online williamhbrown.co.uk/Property/DWS117895



welcome to

Leeds Road

- Guide Price £155,000 - £165,000
- Three Bedroom end Terrace Property
- 14ft Lounge, 17ft Kitchen
- Parking to the rear
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DWS117895



Property Ref:
DWS117895 - 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.

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.



william h brown



01924 468900



Dewsbury@williambrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williambrown.co.uk