36 Ennerdale Road, Dewsbury, WF12 7NQ

Offers In The Region Of £180,000

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Situated in an ever popular residential area is this traditional semi detached bungalow. Requiring modernisation, the property has been priced to reflect the updating works required. The two bedroomed accommodation has uPVC double glazing, gas central heating system and really must be viewed to appreciate the potential on offer. Located on a good sized plot with gardens, driveway and garaging, the property is available with no onward chain.

GROUND FLOOR

Entrance Hall

Accessed via a front uPVC door and having a store cupboard.

Lounge

20'7" x 13'7" (6.27m x 4.14m)

A spacious lounge with a front uPVC window and a central heating radiator. uPVC French doors lead out to the rear garden,

Kitchen

11'5" x 10'8" (3.48m x 3.25m)

Having some base units and a sink unit with mixer tap and drainer. A cupboard houses the central heating boiler, a uPVC window overlooks the rear and a uPVC exterior door leads into the rear garden.

Bedroom

13'6" x 10'4" (4.11m x 3.15m)

Located to the front and having a uPVC window and a central heating radiator.

Bedroom 2

9'9" x 9'2" (2.97m x 2.79m)

With a walk in uPVC bay window overlooking the rear and a central heating radiator.

Shower Room

Furnished with a walk in shower with casing, a wall hung wash basin and a WC.

OUTSIDE

To the front of the property is a forecourt garden with paved ramp access and outer railing. To the side is a driveway which leads to a garage. To the rear is a good sized garden area.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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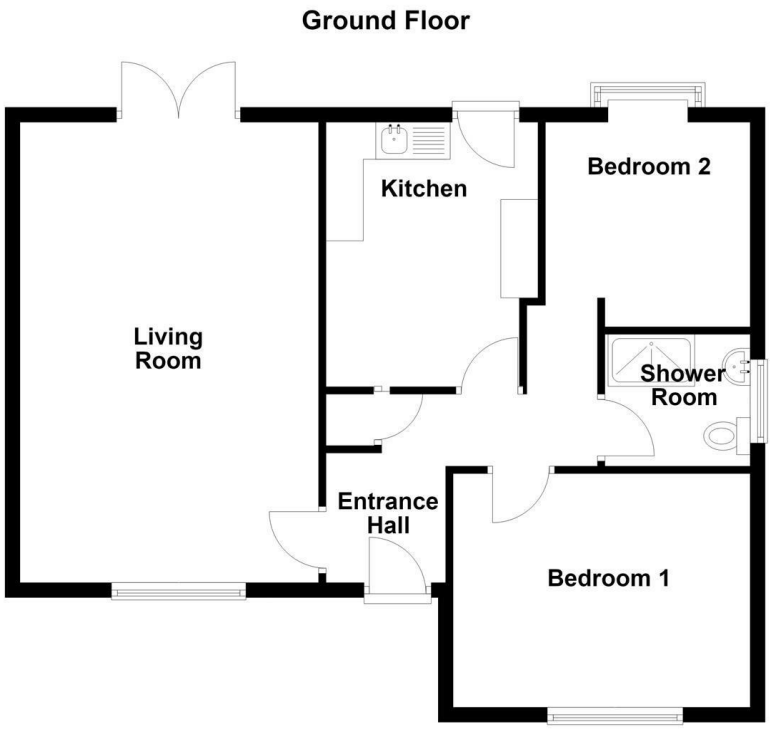
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

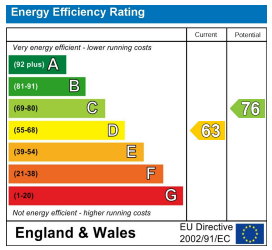


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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