



Mayfield Place, DEWSBURYWF13 4DP

welcome to

Mayfield Place, DEWSBURY

*** Guide Price £120,000 - £130,000*** One Bedroom Semi-Detached Property with lounge, kitchen diner, utility room, shower room and rear garden



*** Guide Price £120,000 - £130,000*** Well maintained and thoughtfully extended, the property offers spacious accommodation throughout. The welcoming lounge features a fireplace and a large window that fills the room with natural light, while also providing access to a useful cellar equipped with power and lighting. The generous kitchen diner is fitted with a wide range of units and benefits from a practical pantry/utility room, with direct access to the garden - perfect for both everyday family life and entertaining guests. To the first floor, there is a well-proportioned bedroom and a shower room. Externally, the property enjoys attractive wrap-around gardens that have been designed for low-maintenance living. To the rear, there are block-paved pathways, decorative stone features, and a paved patio with a covered seating area, creating an ideal outdoor space for relaxation. The garden extends around the side of the property to the front, where further block paving is complemented by a raised flower bed, providing an attractive and well-maintained finish. The property is conveniently positioned close to an excellent range of local amenities. Well-regarded schools, shops, public transport links, and motorway networks are all within easy reach, while Dewsbury Railway Station is nearby, making it an ideal choice for commuters.

Disclaimer

Lounge

15' x 14' 7" (4.57m x 4.45m)

Kitchen

13' 9" x 9' 8" (4.19m x 2.95m)

Utility Room

9' 2" x 5' 5" (2.79m x 1.65m)

Bedroom One

15' x 9' 2" (4.57m x 2.79m)

Bathroom



view this property online williamhbrown.co.uk/Property/DWS117400



welcome to Mayfield Place

- *** Guide Price £120,000 - £130,000***
- One Bedroom Semi-Detached
- Lounge & Kitchen Diner
- Utility Room & Cellar Space
- Popular Location

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

guide price
£120,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117400



Property Ref:
DWS117400 - 0006

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@williamhbrown.co.uk



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



williamhbrown.co.uk