60 The Crescent, Ravensthorpe, Dewsbury, WF13 3AZ

Offers Over £180,000

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This impressive and well presented mid town house has been much improved by the current vendor and really must be viewed to be appreciated. The spacious three bedroomed accommodation features uPVC double glazing, gas central heating and has gardens to both front and rear. The property would make an ideal home for a first time or family buyer and boasts a modern dining kitchen with integrated appliances, along with a contemporary bathroom with underfloor heating. Located in an ever popular area with an open aspect to the rear and close to local amenities, schooling and major road and rail links.

GROUND FLOOR

Entrance Hall

Accessed via a front uPVC door and having stairs to the first floor accommodation. There is a useful understairs store cupboard and doors to the lounge and the dining kitchen.

Lounge

12'4" x 11'5" (3.76m x 3.48m)

Located to the front, the lounge has a uPVC window, a central heating radiator and a wall hung gas fire.

Dining Kitchen

17'9" x 11'5" (5.41m x 3.48m)

This impressive and good sized dining kitchen is fitted with a modern range of wall and base units with drawers, work surfaces and inset sink unit with mixer tap and drainer. There is breakfast bar eating space, along with a host of integrated appliances including a four ring hob with extractor over, a double oven and microwave plus a fridge freezer. A cupboard houses the central heating boiler and there is plumbing and space for a washing machine. Two uPVC windows overlook the rear and there is a central heating radiator and a uPVC exterior door to the rear garden.

FIRST FLOOR

Landing

With access to the loft area which has an environment circulation system.

Bedroom 1

13'7" x 10'6" (4.14m x 3.20m)

Overlooking the front, the spacious main bedroom has a uPVC window and a central heating radiator.

Bedroom 2

10'5" x 10'4" (3.18m x 3.15m)

With an open outlook to the rear via a uPVC window and having a central heating radiator and built in wardrobe space.

Bedroom 3

10'5" x 7'3" (3.18m x 2.21m)

Incorporating the bulkhead and having a central heating radiator and a uPVC front window.

Bathroom

This modern and contemporary bathroom has been fitted with a shaped bath with shower over and shower screen, along with a wash basin and WC set within a vanity unit with additional storage. There is tiling to the walls and floor plus underfloor heating, a ladder style radiator and a uPVC window.

OUTSIDE

To the front of the property is a low maintenance paved garden area with outer walling. The rear garden has a paved patio area with brick built outer store with power and lighting. Beyond the patio is a further lawned section with paved pathway. The garden is enclosed by hedging, fencing and gateway and has an open aspect to the rear with grassland and greenway access.

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:

Band A

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.

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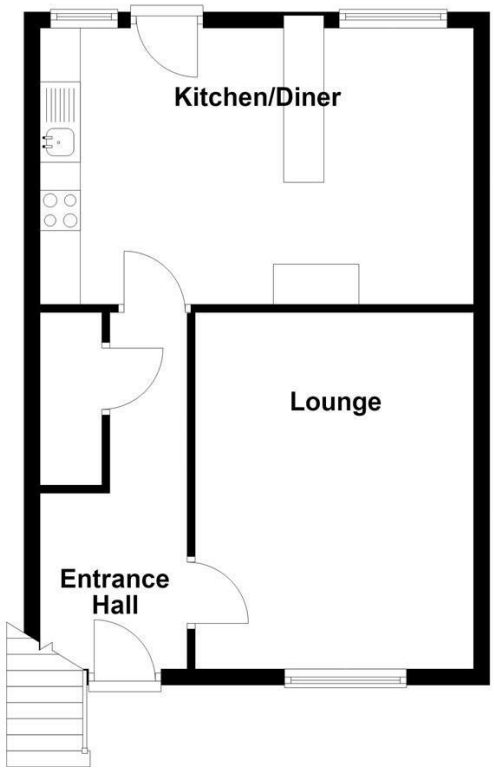
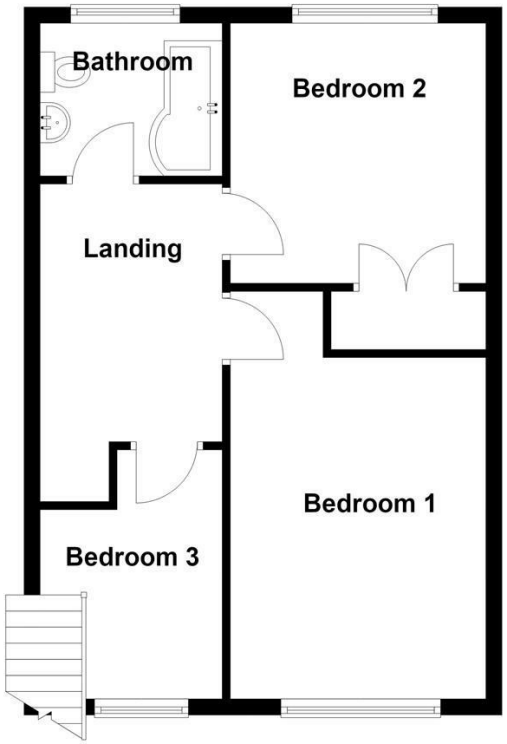
Ground Floor



First Floor

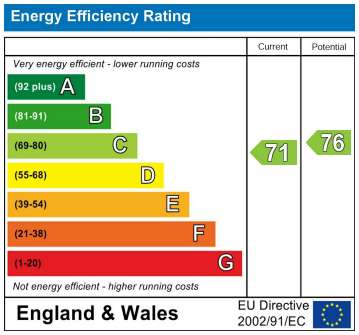


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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