



**Joshua House, Textile Street, Dewsbury WF13 2EY**



**welcome to**

**Joshua House, Textile Street, Dewsbury**

\*\*\*Guide Price £70,000 - £80,000\*\*\*The property Briefly comprises of: entrance with intercom entry phone, open plan living area with fitted kitchen, two double bedrooms, Master having en-suite, family bathroom and dedicated car parking space!



### **Lounge/ Kitchen**

17' 7" MAX x 16' 1" MAX ( 5.36m MAX x 4.90m MAX )

Two double glazed Upvc windows to front. Two wall mounted electric storage heaters. Fitted kitchen with a range of wall and base units complementary work surfaces. Electric hob, electric oven and wall mounted cooker hood. Plumbing for washing machine and space for fridge and freezer.

### **Utility Room**

Plumbing for washing machine, unvented water heater, shelving and fuse box.

### **Bedroom One**

11' 3" x 8' 11" ( 3.43m x 2.72m )

Double glazed window to front. Wardrobe, wall mounted electric storage heater and door to en suite.

### **En Suite Shower Room**

WC, sink drainer with mixer tap and shower cubicle with wall mounted shower over. Electric towel style radiator. Spotlights to ceiling and shaver point.

### **Bedroom Two**

10' x 8' 7" ( 3.05m x 2.62m )

Double glazed window to front. Wall mounted electric storage heater.

### **Family Bathroom**

WC, sink drainer with mixer tap and bath with mixer tap. Electric towel style radiator, part tiled and spotlights to ceiling. Shaver point.



***view this property online*** [williamhbrown.co.uk/Property/DWS116879](http://williamhbrown.co.uk/Property/DWS116879)



welcome to

## Joshua House Textile Street, Dewsbury

- \*\*\*Guide Price £70,000 - £80,000\*\*\*
- Two Double Bedrooms
- En Suite & Family Bathroom
- Open Plan Living/ Kitchen
- View Today

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1825.98

Ground Rent: 231.79

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£70,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS116879](https://www.williamhbrown.co.uk/Property/DWS116879)



Property Ref:  
DWS116879 - 0012

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](mailto:Dewsbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**