



**Princess Street, Dewsbury WF12 8QH**

**welcome to**

**Princess Street, Dewsbury**

Guide Price £90,000 - £100,000 READY TO FLY THE NEST AND GET YOUR FIRST TIME BUY? LOOKING FOR AN AFFORDABLE BUY TO LET? THEN...  
VIEW TODAY!



Guide Price £90,000 - £100,000 Offered for sale is this well-proportioned one bedroom mid terrace property with a 16ft open plan lounge kitchen with access to the great sized cellar (perfect for all our storage needs) and rear door leading to the communal garden space to the rear. To the first floor is the fantastic sized 16ft bedroom and the bathroom. Also perfectly positioned for all local amenities, shops, post office, schooling, town centres, bus routes and the M1 motorway and its connections are just a short drive away. Sure not to be on the market long, William H Brown in Dewsbury recommend that you view today to avoid disappointment!

G/F Accom

Entrance Lobby

Open Plan Lounge Kitchen 16'1 x 13'6

F/F Accom

Landing

Bedroom 16'2 x 10'10

Bathroom

Cellar Space For Storage

Exterior



**view this property online** [williamhbrown.co.uk/Property/DWS118008](http://williamhbrown.co.uk/Property/DWS118008)

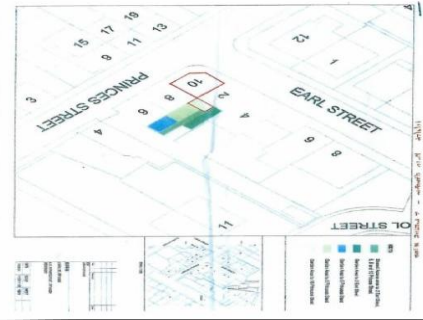


## welcome to Princess Street

- Guide Price £90,000 - £100,000
- One Double Bedroom Mid Terrace Property
- 16ft Open Plan Lounge Kitchen
- Useful Cellar Space
- Bathroom, Communal Garden Space

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

guide price  
**£90,000**



**view this property online** [williamhbrown.co.uk/Property/DWS118008](http://williamhbrown.co.uk/Property/DWS118008)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
DWS118008 - 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.



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