HUNTERS®

HERE TO GET *you* THERE

Anroyd Street

Dewsbury, WF13 4LT

Guide Price £90,000

1 1 1 D

GUIDE PRICE - £90:000 - £100,000

Located in the charming area of Westborough, Dewsbury, this one-bedroom terraced house presents an excellent opportunity for first-time buyers or investors. As you enter, you will find a well-proportioned lounge and kitchen area. The layout is designed to maximise space, allowing for a seamless flow between the living area and the kitchen with access to a large cellar space downstairs. The kitchen is equipped with essential amenities, upstairs, you will find the double bedroom and a well-maintained bathroom, ensuring convenience and comfort. Outside, the terraced design offers a good outdoor space and is easy to look after. The location is advantageous, with local amenities, shops, and transport links within easy reach

This terraced house on Anroyd Street, with its appealing features and prime location, is a great opportunity for anyone looking to settle in this lovely part of Dewsbury. Do not miss the chance to make this charming house your new home or next buy to let property.

LIVING ROOM/KITCHEN 13'9" x 13'5" (4.21 x 4.09)
As you enter the property, to your right you will find a very spacious living room and kitchen area. the kitchen area contains a fitted oven with a gas hob and extractor fan. it also boasts plenty of fitted units for kitchen storage and a large amount of counter space for other kitchen items. the carpeted lounge offers enough space for items such as family sofas, media units, storage cupboards and other lounge items. includes central heating radiator, double glazed window and decorative fireplace.

CELLAR
Acccessible via a door in the living room/kitchen, the cellar offers plenty of additional space. it also contains power with the light and plumbing for items such as washing machines.

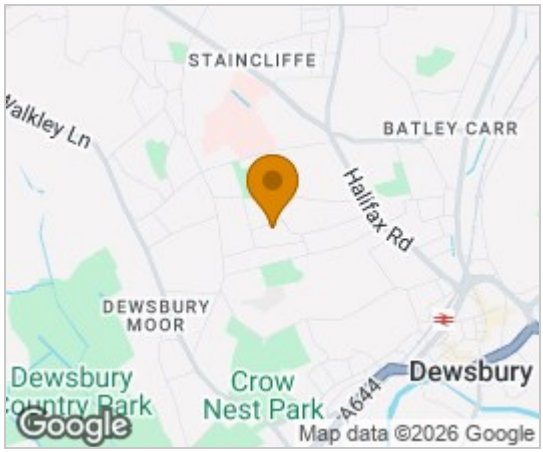
LANDING
Accessible via the staircase as you enter the property and provides access to the main double bedroom and bathroom

BEDROOM 13'3" x 12'7" (4.05 x 3.85)
This double bedroom offers a generous about of space and can comfortably fit a double bed, storage units and a wardrobe. Includes a double glazed window, central heating radiator and focal point original stone fireplace.

BATHROOM
This modern three piece suite includes a fitted wash hand basin, afunctional WC and panelled bath with shower attachment. Having a fitted cupboard, double glazed window and complementary splashback tiling.

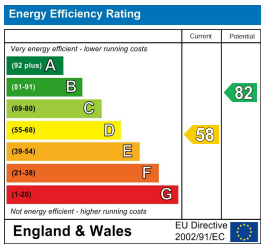
EXTERIOR
There is a an enclosed garden as you enter the side of the property with a patio area, which is very easy to maintain, on street parking on Anroyd Street.

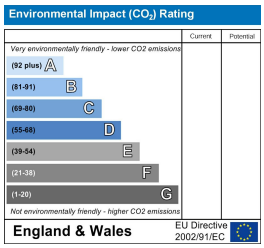
Area Map



Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL
Tel: 01924 663222 Email: dewsbury@hunters.com https://www.hunters.com