HUNTERS®

HERE TO GET *you* THERE



Leeds Road

Dewsbury, WF12 7QH

Offers In The Region Of £115,000

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Hunters are delighted to bring to the market this two-bedroom terrace home in Shawcross Dewsbury, presented to a very high standard. We believe this family home would be perfect for a first-time buyer or a small, growing family. The property is ideally situated just a five-minute drive from Ossett Town Centre, the M1 (J40) Motorway, and a range of local amenities. The property comprises an entrance vestibule, an lounge and kitchen and cellar storage. It offers two double bedrooms, as well as a well presented bathroom. Fitted central heating and double glazing are featured throughout the property, ensuring comfort and energy efficiency. Off-street parking is available at front for one car ,this home is an ideal starter property for first-time buyers or landlords looking to expand their investment portfolio, this property was achieving £9000.00 in annual rent.







ENTRANCE
Through double glazed door with access to the first floor and fitted radiator and door into

KITCHEN 13'9" x 5'2" (4.20m x 1.60m)
The kitchen is fitted with a range of modern base and eye-level units, complemented splashbacks. It includes a four ring stainless steel gas hob with an extractor hood above, an integrated single electric oven, plumbing for an automatic washing machine, and a stainless steel sink and drainer with a mixer tap with fitted ceiling spot lights.

LOUNGE 14'7" x 10'4" (4.47m x 3.17m)
The lounge offers a versatile living space with an open plan feel to the kitchen with ample space for two/three seater sofa or L shaped sofa and offers ample power points and fitted wall lights and fitted radator and door to basement.

LOWER LEVEL BASEMENT
Ideal place for storage

LANDING
Access to two bedrooms and house bathroom and access to loft with drop down ladder(no inspected)

BEDROOM 1 10'7" x 10'0" (3.24m x 3.07m)
A well presented double bedroom with fitted radiator and double glazed window

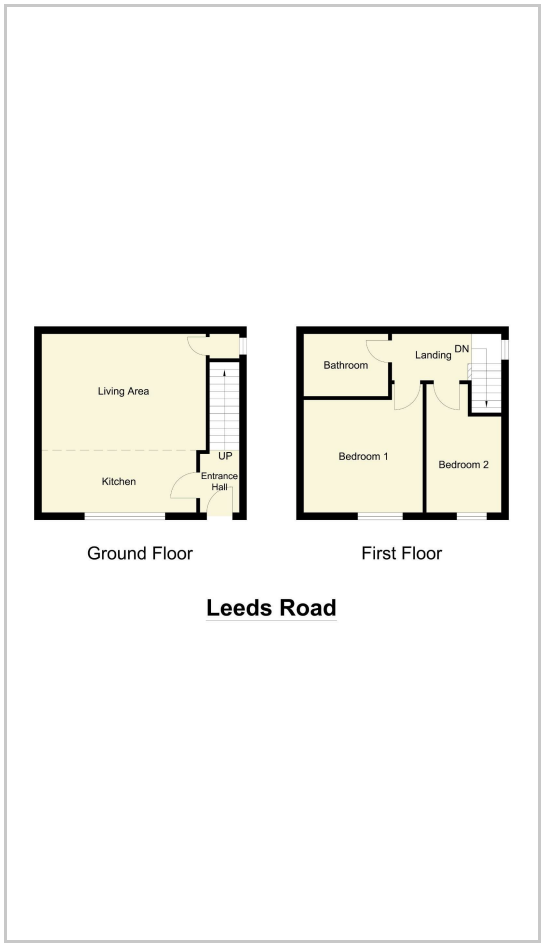
BEDROOM 2 11'5" x 6'9" (3.50m x 2.06m)
A well presented bedroom with fitted radiator and double glazed window

BATHROOM
Fitted with a modern three piece white suite comprising panelled bath with shower above and glass shower screen, wash hand basin, low- level WC, radiator and fitted extractor. (No window to the bathroom)

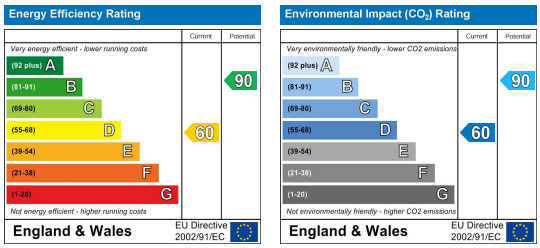
Area Map



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.

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