



## Old Bank Road

Earlsheaton, Dewsbury, WF12 7AH

Offers In The Region Of £99,950



Situated in this compact development just off Old Bank Road in Dewsbury in this well-proportioned one double bedroom first floor apartment for those over the age of 60. The property benefits from a 15ft lounge with a southerly facing aspect with views across Dewsbury and beyond, fitted kitchen, four piece bathroom suite, utility room with power, light and plumbing for washing machine, communal off street parking. Perfectly situated for access to Dewsbury town centre, bus and train stations and all amenities and for those wishing to travel further afield, the M1(J40) and M62(J28) motorway networks are nearby. There are not many one bedroom apartments rare to the market like this one and is being sold with vacant possession. In our opinion this property would ideally suit a single person or couple wishing to retain their independence for as long as possible and viewing is recommended. Sold with No Chain Involved

Leasehold Information

Term 999 years

Annual Ground Rent £1.00

Monthly Service Charge £215.00 Includes Buildings Insurance and Gas and Electric & Water



## HALLWAY

Access to all first floor rooms and providing access to loft access and radiator.

## LOUNGE

Feature fireplace with gas fire and surround, with double glazed patio doors to the balcony, radiator, coving to ceiling and wall lights.

## KITCHEN

Fitted wall and base units comprising a stainless steel sink and drainer with complementary worktops and splashback tiling. Integral electric oven, gas hob and cooker hood extractor above with double glazed window.

## MASTER BEDROOM

Double glazed window and radiator. TV ariel. Door leading to utility.

## UTILITY ROOM

Plumbing for washing machine, radiator and double glazed window.

## BATHROOM

Four piece suite comprising shower cubicle with mains shower, wash hand basin, bath and low flush wc. Part tiled walls, extractor fan and radiator.

## EXTERIOR

Communal off street parking and communal garden to the front with a paved patio and lawn area.

## LEASEHOLD INFORMATION

Term 999 years

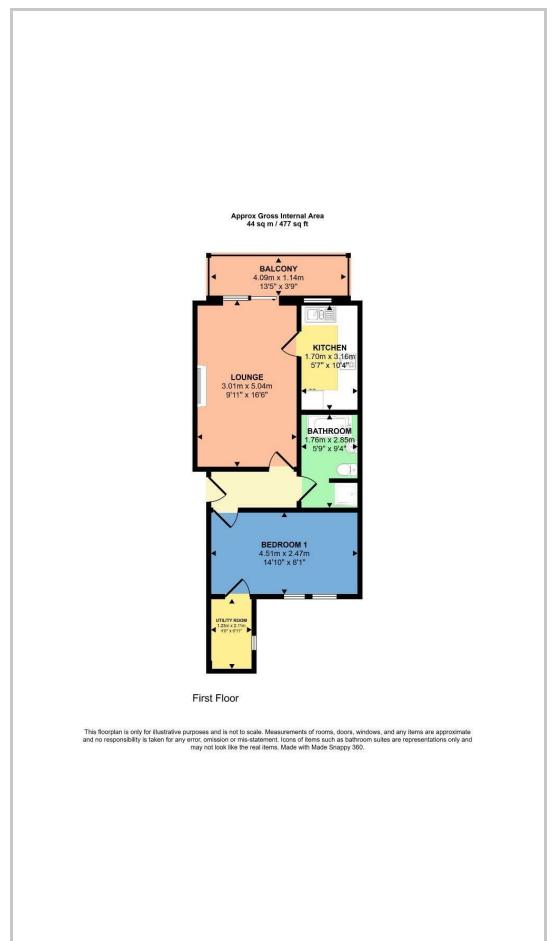
Annual Ground Rent £1.00

Monthly Service Charge £215.00 Includes Buildings Insurance and Gas and Electric & Water

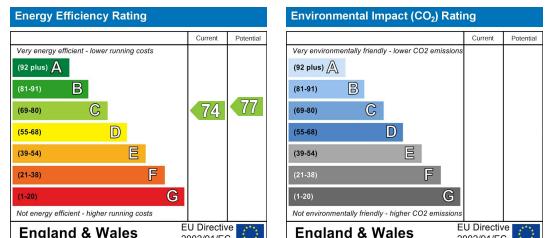
## Area Map



## 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.