



Ravensthorpe Road

Dewsbury, WF12 9EE

Guide Price £165,000



FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £165,000 PLUS RESERVATION FEE

This two bedroom family home situated in this popular area of Dewsbury. The property has been well looked after however requires some internal cosmetic improvements. There is also a driveway providing off road parking for 2/3 cars with single detached garage an open aspect over open fields to the rear. The property has the scope for further extension to the side and rear to make a sizeable family home (Subject to planning) similar to surrounding properties in the area.

The property is for sale by The West Yorkshire Property Auction powered by iamsold Ltd.



Entrance

Through composite double glazed door, stairs to first floor and radiator, door leading into

Lounge 10'11" x 12'11" (3.32 x 3.94)

Double glazed window and radiator and wall mounted gas fire, door to

Kitchen Dining Room 8'11" x 14'6" (2.72 x 4.42)

Having fitted kitchen with matching wall and base units with complimentary worktops with matching splashbacks. gas cooker point and overhead extractor fan, double glazing window and fitted wall mounted gas fire. Further storage/pantry area. Hardwood door leading to

Porch 5'5" x 6'3" (1.64 x 1.91)

Double glazed rear porch with access into rear garden

Landing

Access to two double bedrooms and family bathroom, double glazed window to the side

Bedroom 1 9'11" x 16'4" (3.02 x 4.98)

With two double glazed windows and radiator

Bedroom 2 8'11" x 10'0" (2.71 x 3.05)

Double glazed window and radiator

Bathroom

Fitted three piece white suite comprising low level wc, sink and bath, Part tiled walls, radiator and double glazed window to rear.

External

Lawn to the front and good sized rear rear garden to the rear overlooking nearby field with patio seating area.

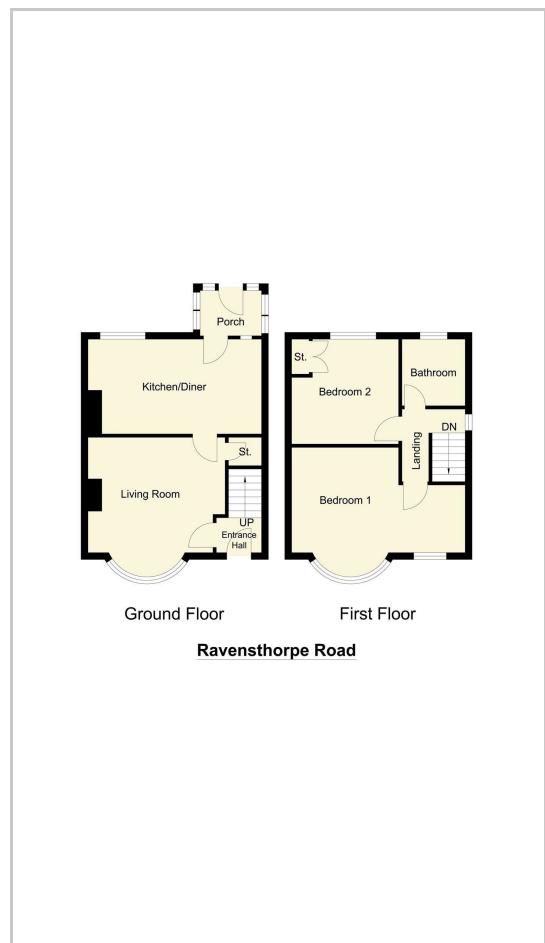
Garage 9'3" x 18'3" (2.83 x 5.55)

Hard standing driveway to the side providing ample off street parking which leads to the rear single detached garage with up and over door

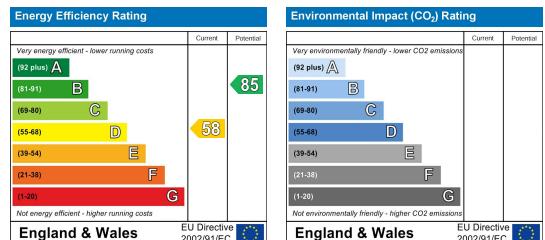
Area Map



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.