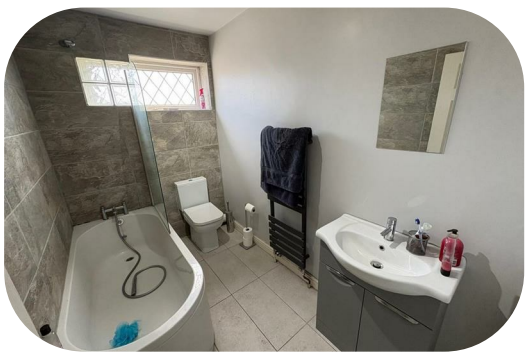
Sugdens
Sales & Lettings

Groves Hall Road, Dewsbury Moor,

£125,000

* END TOWN HOUSE * TWO BEDROOMS * CLOSE TO AMENITIES *
* GARDENS * GARAGE *
This two bedroom end town house would make an ideal purchase for a number of buyers.
Ideally located for amenities, shops and local schools.
The property benefits from gas central heating, double glazing, garden and a garage.
Briefly comprises entrance porch, lounge, dining kitchen, two first floor bedrooms and a house bathroom.
To the outside there are gardens, together with an off-site detached garage.



Entrance Porch

Lounge
11'8" x 19' (3.56m x 5.79m)
With radiator and double glazed window.

Dining Kitchen
11'7" x 8'7" (3.53m x 2.62m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, plumbing for auto washer, radiator, double glazed window.

First Floor Landing

Bedroom One
11'8" x 12' (3.56m x 3.66m)
With radiator and double glazed window.

Bedroom Two
11'8" x 10' (3.56m x 3.05m)
With radiator and double glazed window.

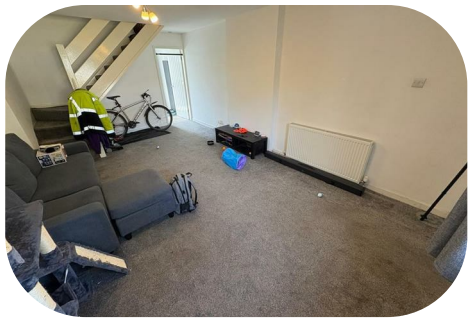
Bathroom
Modern three piece suite comprising panelled bath, vanity sink unit, radiator and double glazed window.

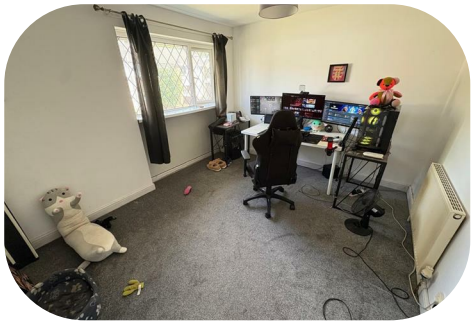
Exterior
To the outside there is a decked garden to the rear, lawned garden to the front, together with a detached garage located off-site.

Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, continue to follow A638 for 2.1 miles, right onto Market St, continue to follow B6117 for 1.4 miles, turn right onto Low Rd, right onto Groves Hall Rd, turn right to stay on Groves Hall Rd and the property will be seen displayed via our For Sale board.

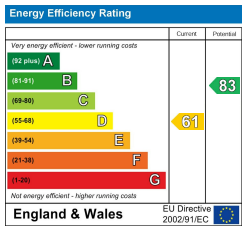
TENURE
FREEHOLD

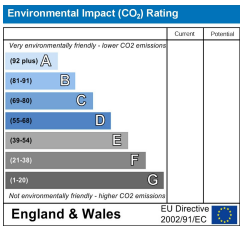
Council Tax Band
A / Kirklees





Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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