



26c Maizebrook, Dewsbury, WF13 3TG  
Offers Over £170,000

bramleys



## NO UPPER CHAIN

Bramleys are delighted to welcome to the market with no vendor chain, this immaculately presented 2 bedroom townhouse situated in a quiet cul de sac. The current owner has modernised the property to a high standard and this would make an ideal purchase for the first time buyer or professional couple alike. Features include uPVC double glazing, gas fired central heating and accommodation which briefly comprises:- lounge, dining kitchen, first floor landing, 2 bedrooms and bathroom.

Externally there are gardens to both the front and rear, together with driveway to the side which provides ample off road parking and a newly built garage. Ideally placed for the public transport network and local amenities, the property is well worthy of an internal viewing to appreciate the standard of accommodation on offer.





## GROUND FLOOR:

Enter the property via a composite and glazed external door into:-

### Lounge

12'9" x 12'2" (3.89m x 3.71m)

The main feature of this well presented lounge is a living flame fire which is set within a modern surround, with back, hearth and complementary lighting. There is also ceiling coving, wood effect flooring, door accessing the kitchen, useful understairs storage cupboard and staircase rising to the first floor.

### Kitchen

12'9" x 9'1" (3.89m x 2.77m)

This contemporary kitchen is situated to the rear of the property, fitted with a range of wall and base units with laminated work surfaces, an inset stainless steel sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with electric oven beneath, stainless steel extractor fan, fridge, freezer, and washing machine. There is a continuation of the wood effect flooring, a uPVC double glazed window to the rear elevation and uPVC double glazed French doors which access the rear garden.



## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the side elevation and doors accessing all of the first floor accommodation.

### Bedroom 1

12'9" x 12'4" (3.89m x 3.76m)

Situated to the front of the property, having a uPVC double glazed window, loft access point and central heating radiator. A door accesses a useful storage cupboard, which also houses the water cylinder.

### Bedroom 2

9'0" x 6'4" (2.74m x 1.93m)

This second bedroom of single proportions is situated to the rear of the property, having a central heating radiator and a uPVC double glazed window.





## Bathroom

A newly installed contemporary bathroom which is furnished with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, encased low flush WC and vanity sink unit. Being fully tiled, having a ladder style towel radiator and a uPVC double glazed window to the rear elevation.

## OUTSIDE:

To the front of the property there is a lawned garden and generously sized driveway to the side which provides off road parking for a number of vehicles. A detached garage (built within the last 12 months) provides an up and over door, power/light and a side personal door. The rear garden is low maintenance with artificial lawn and paved patio area, and is fenced for security and privacy.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## 003 TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX /  
Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

\*please delete above as applicable

## COUNCIL TAX BAND:

B

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01924 495334.

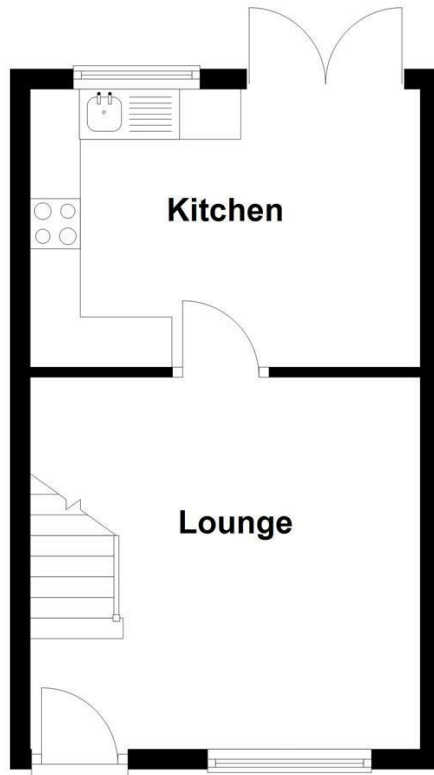




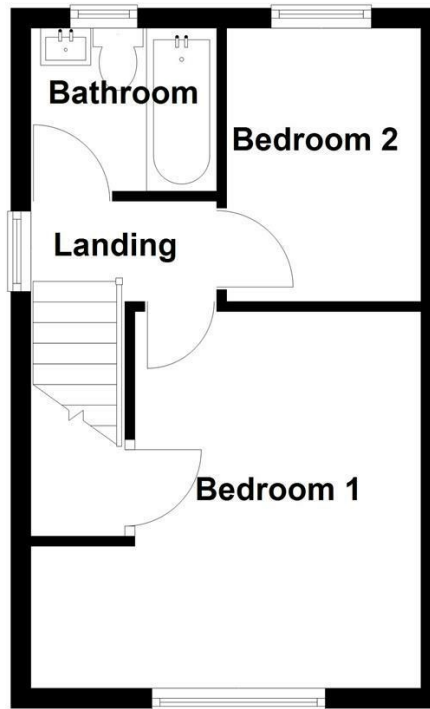




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

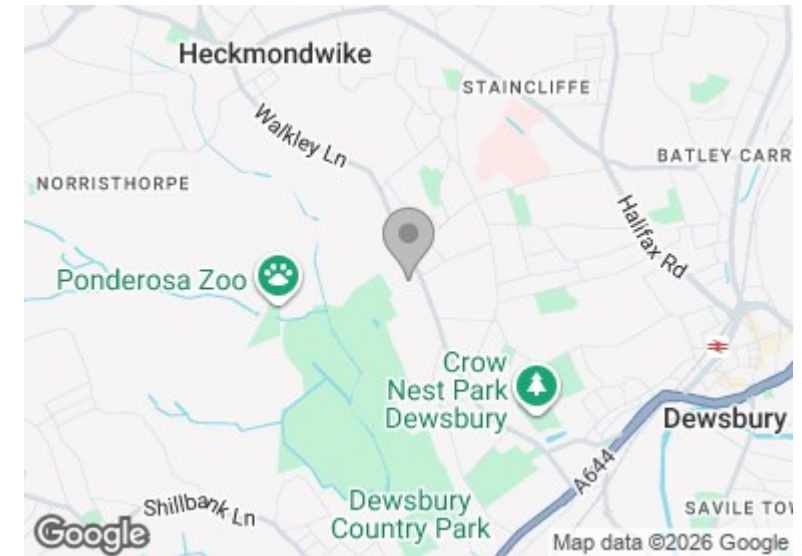
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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