



24 Crown Close, Dewsbury, WF12 8RG  
£165,000

bramleys



Offered for sale with no onward chain is this well presented semi detached house. Situated on a good sized corner plot with larger than average enclosed gardens to 3 sides, a detached garage and driveway parking. Boasting a modern kitchen and bathroom, the 3 bedroomed accommodation would make an ideal family home, and has potential to extend subject to consents. An early viewing is strongly encouraged to appreciate this ready to move into home.

Energy Rating: C





## GROUND FLOOR:

### Entrance Vestibule

Accessed via a uPVC external door. There is a central heating radiator and stairs leading up to the first floor.

### Lounge

14'2" x 11'2" (4.32m x 3.40m)

Situated to the front, this good sized lounge has a uPVC window and a central heating radiator. To one wall, there is a feature fireplace with hearth and inset fire. A door leads through to the dining kitchen.

### Dining Kitchen

15'5" x 9'4" (4.70m x 2.84m)

A spacious and modern dining kitchen which is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer.

Integrated within the kitchen is a 4 ring hob with splashback, extractor hood over and integrated oven. There is also a built-in under stairs cupboard. uPVC windows look out to the side and rear and a uPVC door leads out to the garden.

## FIRST FLOOR

### Landing

Having a side uPVC window and access to the loft area.

### Bedroom 1

12'2" x 9'2" (3.71m x 2.79m)

Overlooking the front, having a uPVC window and a central heating radiator.

### Bedroom 2

11'9" x 9'1" (3.58m x 2.77m)

Located to the rear, having built-in wardrobes, a further cupboard housing the central heating boiler and a central heating radiator. A uPVC window overlooks the rear garden.





### Bedroom 3

6'7" x 5'9" (2.01m x 1.75m)

Located to the front and having a uPVC window and a central heating radiator.

### Bathroom

Furnished with a modern 3 piece suite comprising of a panelled bath with shower over and a vanity unit with built-in wash basin and low flush WC. There is tiling to the walls, a uPVC window and a ladder style radiator.

### OUTSIDE:

Situated on a generous corner plot with larger than average lawned gardens to the front and side, this property has ample scope to be extended subject to any necessary consents. With outer fencing and gateways, the enclosed gardens extend to the rear, where there is also a block paved area. A gate leads to a spacious detached garage with up and over door and a forecourt driveway provides off road parking space.

### 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.

### DIRECTIONS:

Leave Mirfield via Huddersfield Road (A644) in the direction of Dewsbury and continue

onto Webster Hill/A638. Turn right onto Wakefield Road (A638), then second right onto Syke Lane and then first left onto Princess Lane. Follow this road and turn right onto Crown Close, where the property will be identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### MORTGAGES:

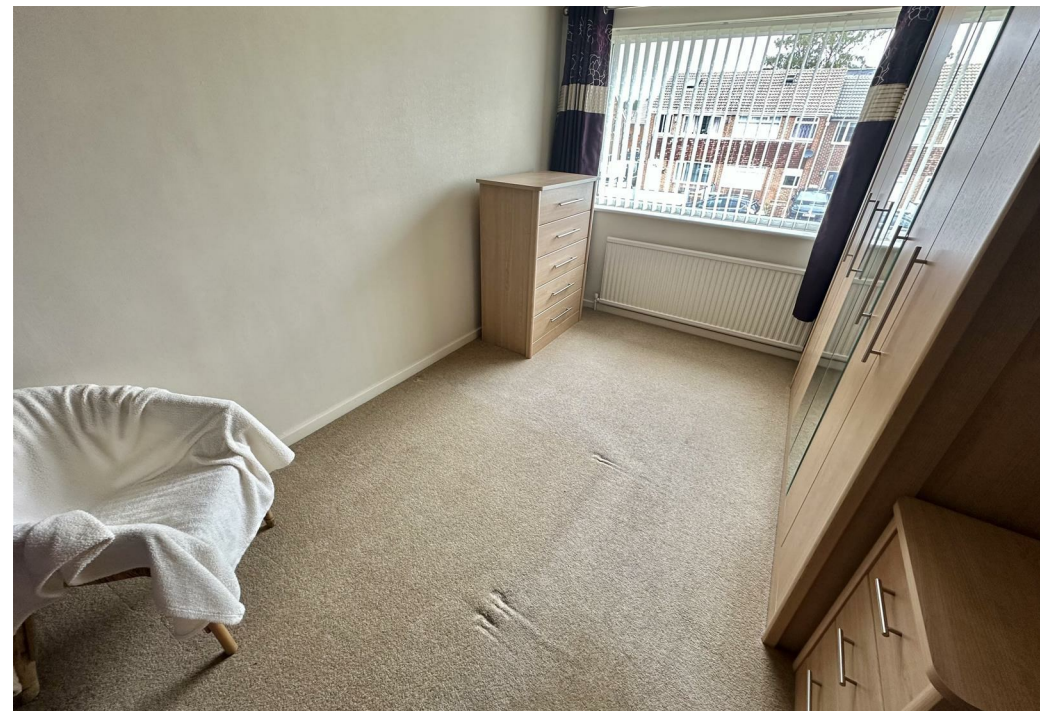
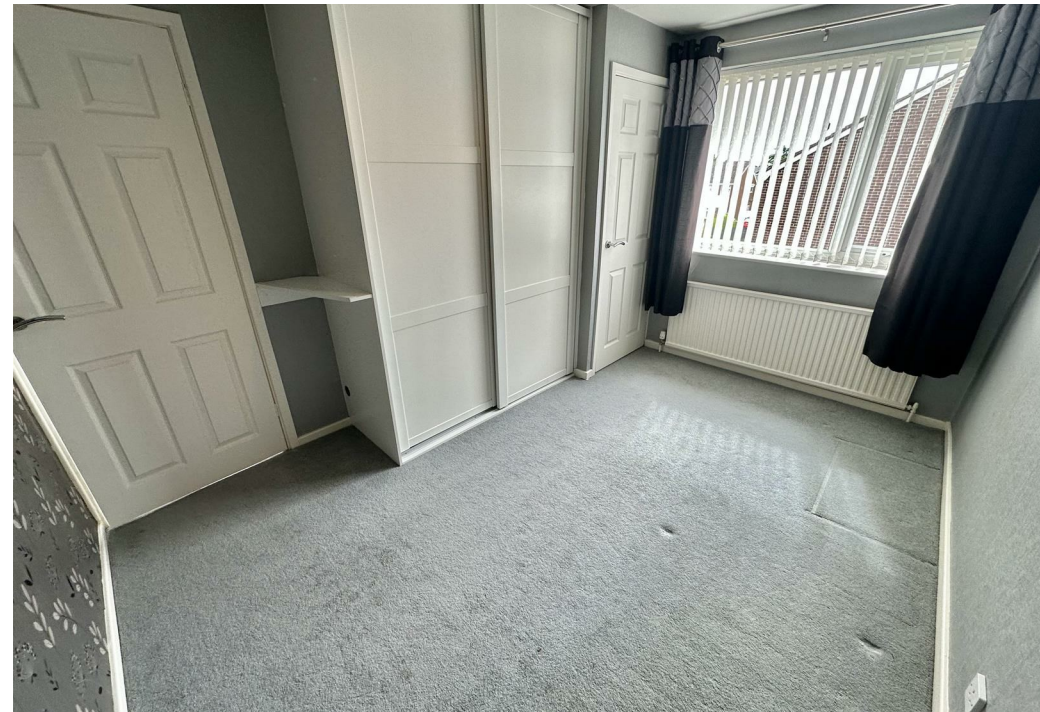
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

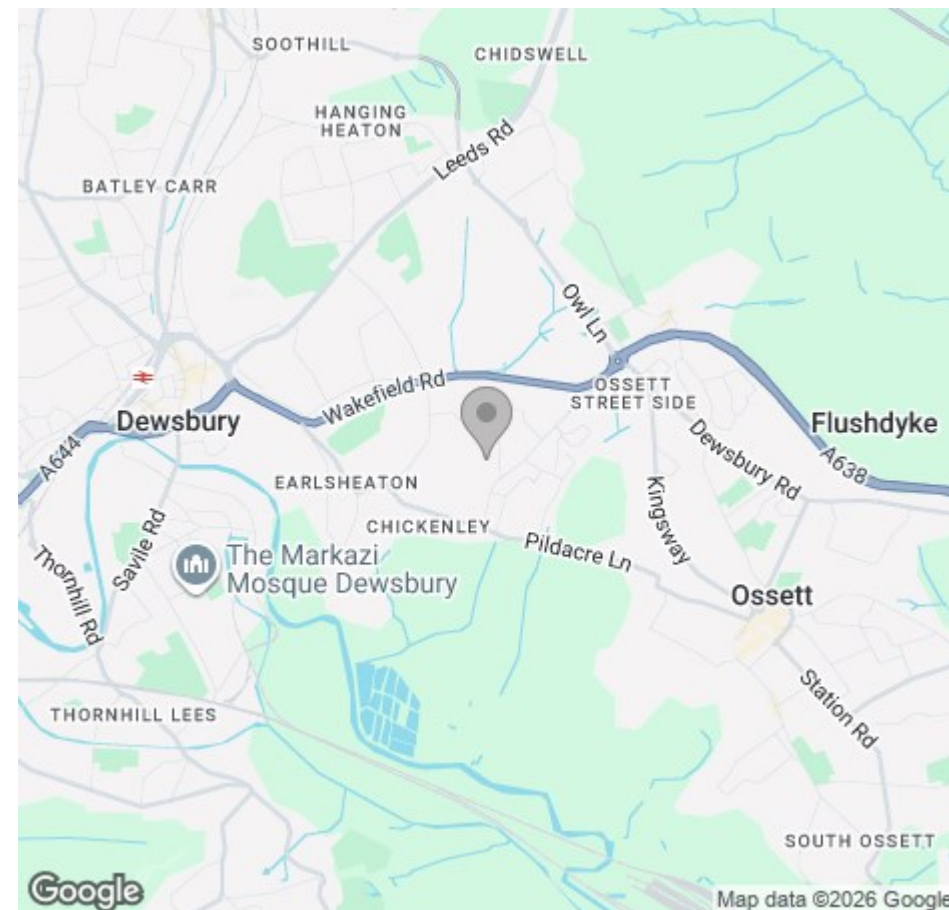
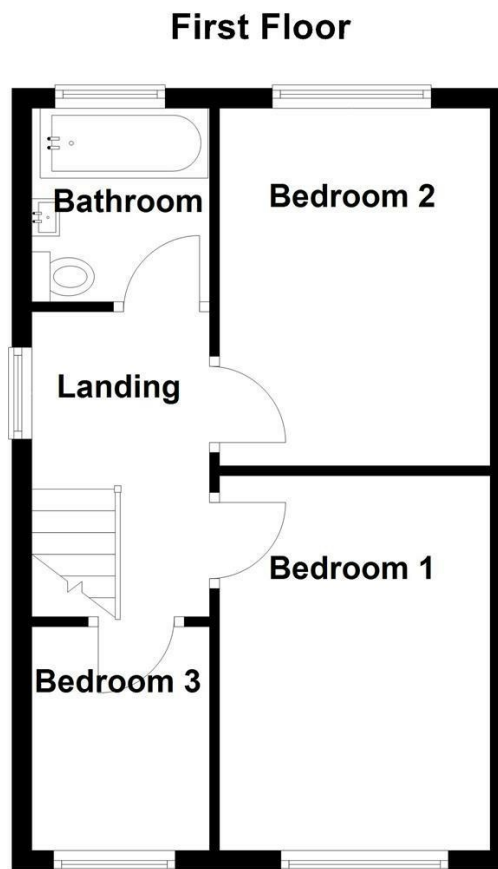
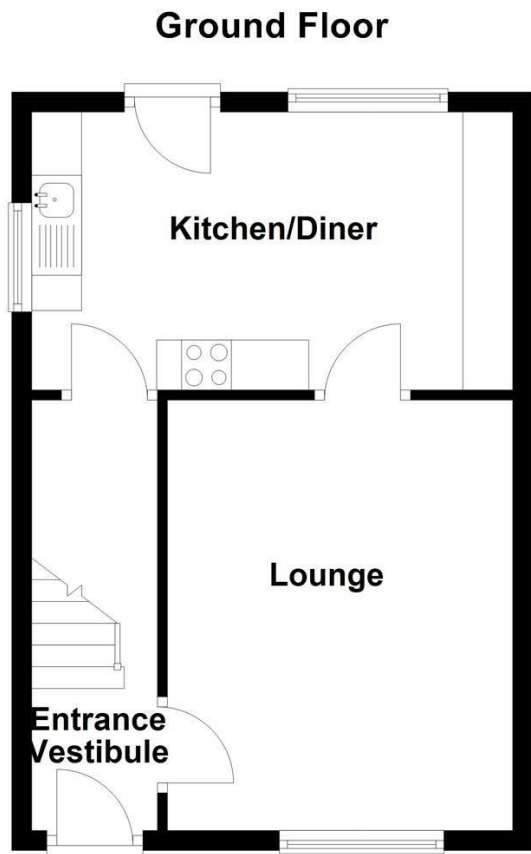
Please call our office to book a viewing on 01924 495334.











#### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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