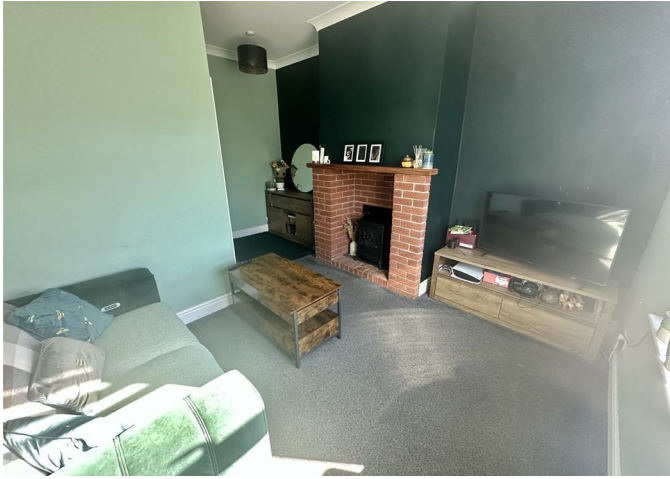




47 Walker Street, Ravensthorpe, Dewsbury, WF13 3LS

£85,000

**bramleys**



This well presented one bedroomed front terraced house is well presented throughout and is well worthy of an internal inspection. Featuring uPVC double glazing and gas central heating, the property would make an ideal first time home. Furnished with a modern kitchen with oven and hob and a recently refitted contemporary shower room, the property could be occupied with the minimum of expense. Having a small low maintenance forecourt garden and on street parking facilities, the property is located towards the head of a no through road. Situated within easy reach of local amenities and major road and rail links.

## GROUND FLOOR

### Entrance Vestibule

Accessed via a front uPVC door and having stairs to the first floor. A door leads into the living room.

### Living Room

16'6" max x 13'2" max (5.03m max x 4.01m max)

Having a front uPVC window and a central heating radiator. To one wall is a feature fireplace with inset stove effect fire. The room narrows and a door leads into the kitchen.

### Kitchen

9'3" x 6'2" (2.82m x 1.88m)

Fitted with modern wall and base units with work surfaces and inset sink unit with mixer tap and drainer. Integrated within the units is a four ring hob with splashback, extractor over and inbuilt under oven. There is plumbing for a washing machine, understairs storage and a side uPVC window.



## FIRST FLOOR

### Landing

With access to bedroom and shower room.

### Bedroom

15'6" x 10'3" (4.72m x 3.12m)

A good sized double bedroom with a central heating radiator and a uPVC window.

### Shower Room

8'7" x 6'7" (2.62m x 2.01m)

This contemporary shower room has been recently modernised and is furnished with an independent shower cubicle with waterfall shower, a wash basin set within a vanity unit and a WC. There is complimentary wall tiling, a uPVC window and a ladder style radiator.

## OUTSIDE

There is a small low maintenance enclosed forecourt garden.





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.

### **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.

### **TENURE:**

Freehold

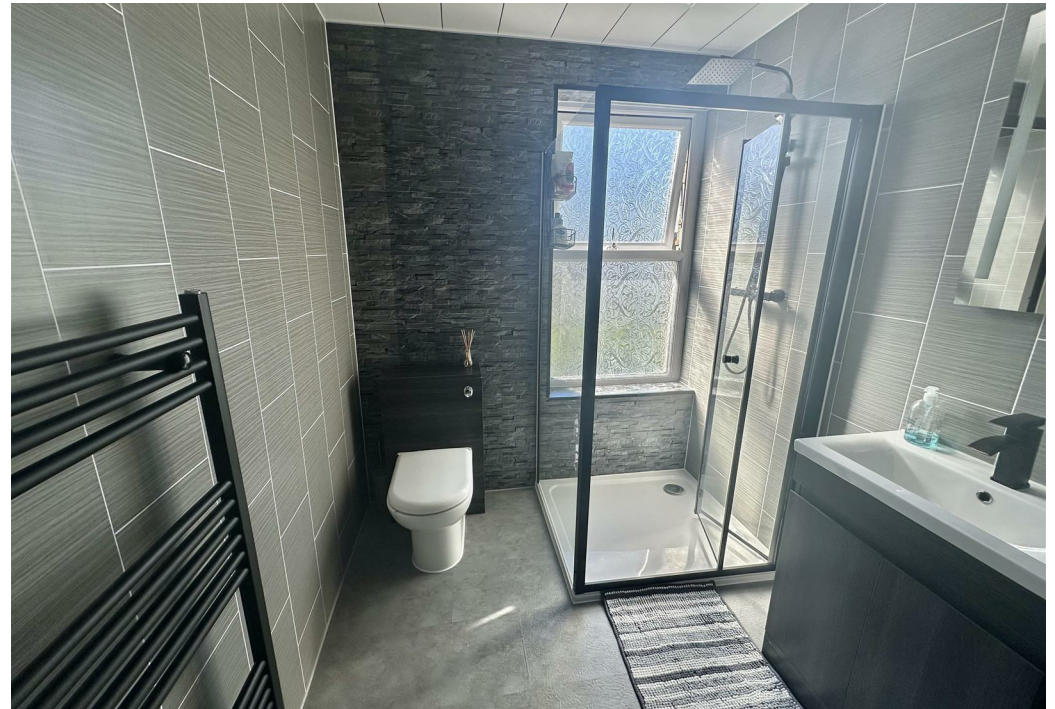
### **COUNCIL TAX BAND:**

A

### **MORTGAGES:**

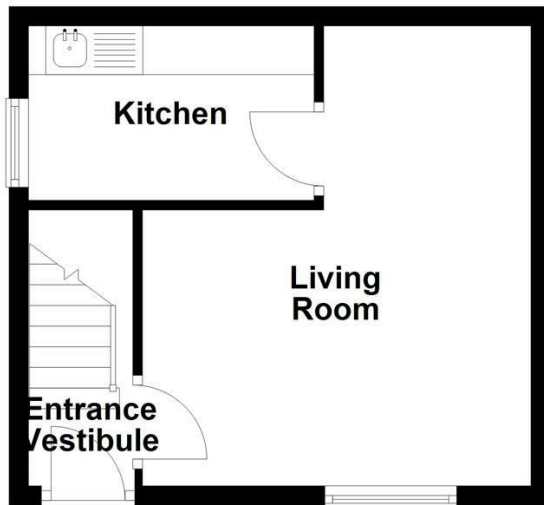
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

### **ONLINE CONVEYANCING SERVICES:**

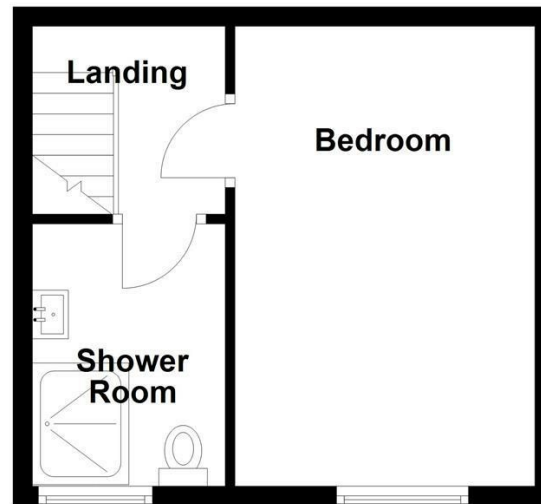




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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