



140 Healds Road, Dewsbury, WF13 4HT  
Offers In The Region Of £280,000

**bramleys**

Tucked away from the road, this individual detached property sits on an extensive garden plot. Available with no onward chain, the property offers a wealth of potential to any buyer, with ample outside space which would be perfect for extensions or alterations, subject to necessary consents. Boasting 2 double bedrooms and having two reception rooms, the versatile accommodation has uPVC double glazing and wall heaters. Accessed via a shared driveway which opens into a private gated driveway with parking for numerous vehicles and leads to a garage with attached workshop. Situated with in ever popular location, this property could make an ideal family home, and really must be viewed to be appreciated.





## GROUND FLOOR

### Entrance Vestibule

Accessed via a front uPVC door and having stairs to the first floor.

### Living Room

14'4" x 12'6" (4.37m x 3.81m)

Having a uPVC window to the front, this good sized room also has a wall heater. There is a feature fireplace to one wall with hearth and inset fire.

### Sitting/Dining Room

14'8" x 12'6" (4.47m x 3.81m)

Another spacious reception room with a uPVC front window and a wall heater. To one wall is a timber fireplace with inset fire. A door leads into the kitchen.

## Kitchen

16'5" x 5'2" (5.00m x 1.57m)

Fitted with wall and base units, work surfaces and inset sink unit with drainer. A uPVC window overlooks the rear and there is a useful understairs store cupboard. A uPVC door leads out to the side.

## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

### Bedroom

14'0 x 11'7" (4.27m x 3.53m)

A double bedroom with built in wardrobes to one wall and a uPVC front window. There is a useful walk in store cupboard.





### Bedroom

14'0" x 11'7" (4.27m x 3.53m)

Located to the front and having a uPVC window and fitted wardrobes to one wall.

### Shower Room

Furnished with a walk in shower cubicle, a wash basin and a WC. There is some tiling to the walls, along with uPVC windows to the side and rear. A door leads into the dressing room.

### Dressing Room

Having a uPVC rear window.



### OUTSIDE

The property is approached via a shared driveway which opens into a gated private driveway which provides ample off road parking facilities. To the front is extensive lawned gardens with further paved sections and planted areas. The drive leads to a garage with up and over door, electricity, running water and attached workshop with personal access door. There are two additional outbuildings, one with electricity and the other has a working toilet. The larger than average plot offers potential to create a perfect family home.

### 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.

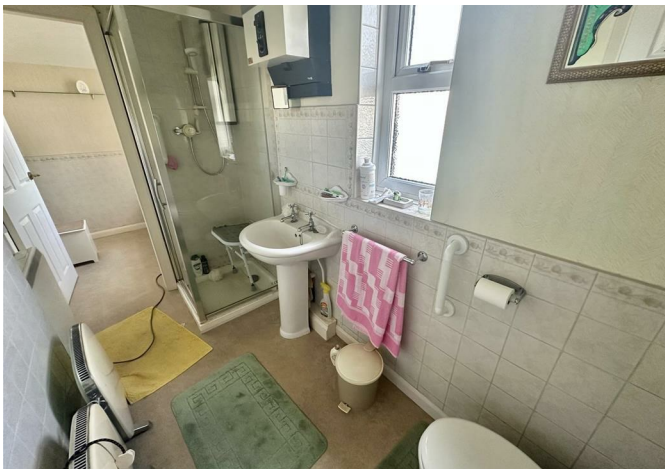
### TENURE:

Freehold

### COUNCIL TAX BAND:

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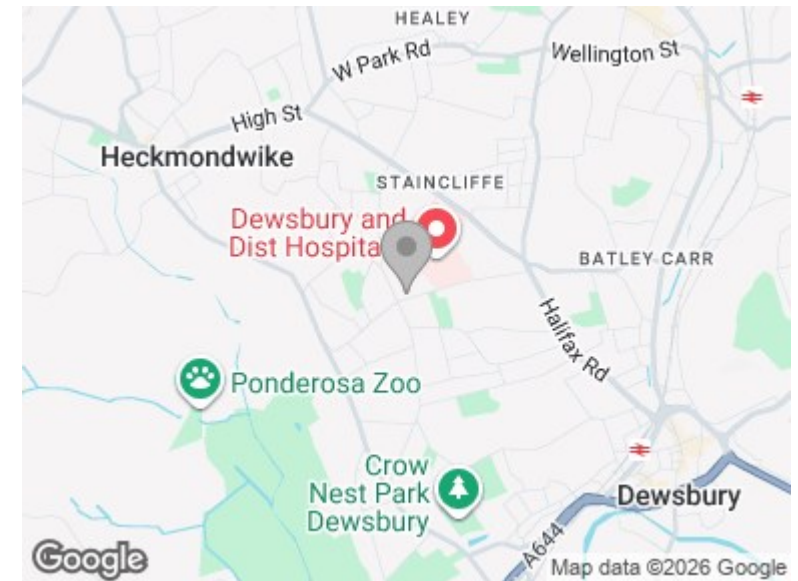
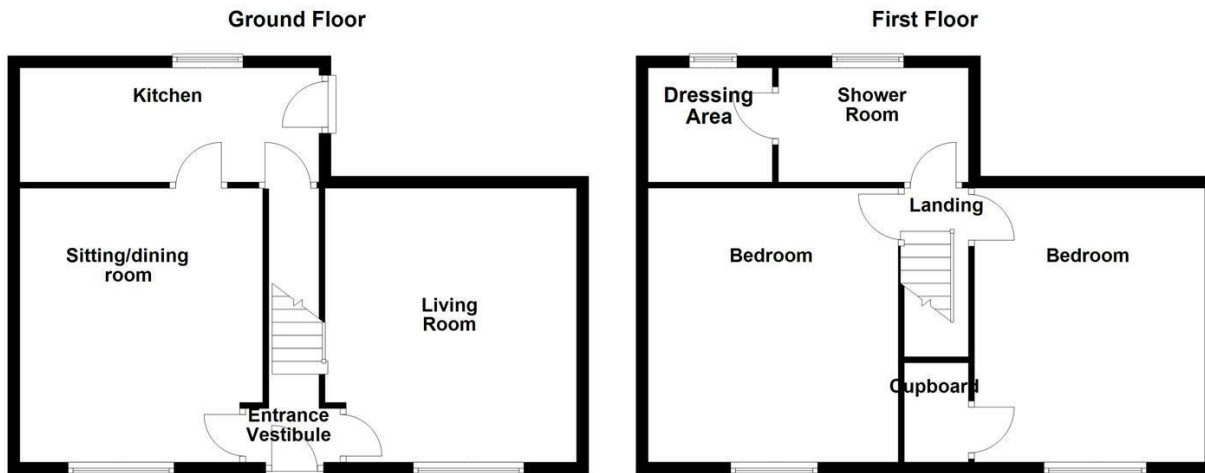
### ONLINE CONVEYANCING SERVICES:



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**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

