



7 Kilpin Hill Lane, Dewsbury, WF13 4BG  
Offers Over £250,000

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An internal inspection is the only way to truly appreciate this unusual and well presented character property. Quietly positioned away from the road, the spacious 3 bedroomed accommodation would make an ideal family home and an early viewing is strongly recommended. Boasting a recently refitted modern dining kitchen with integrated appliances, a good sized lounge with French doors on to the garden, 3 double bedrooms and a modern house bathroom. Set within pleasant gardens and having a side driveway providing off road parking facilities. Located in a popular residential area with local amenities, well regarded schooling and major road and rail links nearby.









## GROUND FLOOR

### Entrance Vestibule

Accessed via a uPVC exterior door and having a central heating radiator and stairs to the first floor.

### Lounge

17'9" x 16'2" (5.41m x 4.93m)

This spacious and well presented lounge has a uPVC window and uPVC French doors on to the garden. To one wall is a feature recessed fireplace with tiled hearth and there is coving to the ceiling, a ceiling rose and a central heating radiator.

### Kitchen with Dining Area

15'11" x 15'9" (4.85m x 4.80m)

An impressive room with a uPVC window overlooking the garden. The kitchen area has been recently refitted with contemporary wall and base units, work surfaces and an inset sink unit

with mixer tap and drainer. Integrated within the units are various appliances including a four ring gas hob with extractor, a built in electric under oven, 2 fridges, freezer, dishwasher and a washing machine. The work surface extends to form a casual seating area and additional recessed cupboards have been added to provide extra storage. The spacious dining area is perfect for entertaining, making this room the real hub of the house.

## LOWER GROUND FLOOR

### Cellar

Accessed via a door and staircase from the kitchen, the cellar provides additional storage space.

## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.







### Bedroom 1

16'3" x 12'3" (4.95m x 3.73m)

A spacious main bedroom with a uPVC window and a central heating radiator.

### Bathroom

Furnished with a three piece suite comprising of a panelled bath with shower over, a shaped wash basin and a WC. There is some tiling to the walls, a central heating radiator and a uPVC window.

### Bedroom 2

13'1" x 12'3" (3.99m x 3.73m)

Another spacious double bedroom with a feature fireplace, a central heating radiator and a uPVC window.

### Bedroom 3

16'5" x 8'1" (5.00m x 2.46m)

Enjoying views over the garden, this well proportioned bedroom has a uPVC window and a central heating radiator.



### OUTSIDE

The property has a side driveway providing off road parking facilities for numerous vehicles. The pleasant and established gardens offer private relaxation space with lawned area, decked seating space and steps to a dining/bistro section. Further steps lead to an elevated sun terrace.

### COUNCIL TAX BAND:

Band A

### TENURE:

Freehold



### 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.

### 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.

### 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.

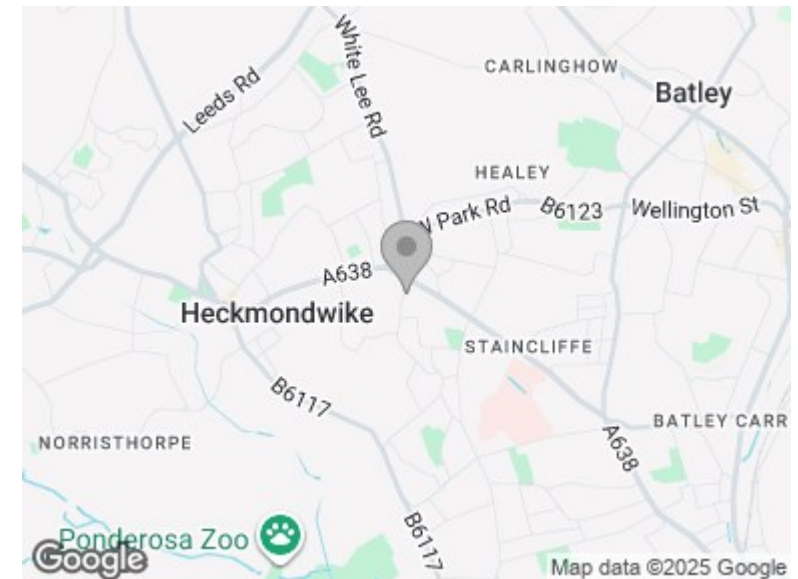
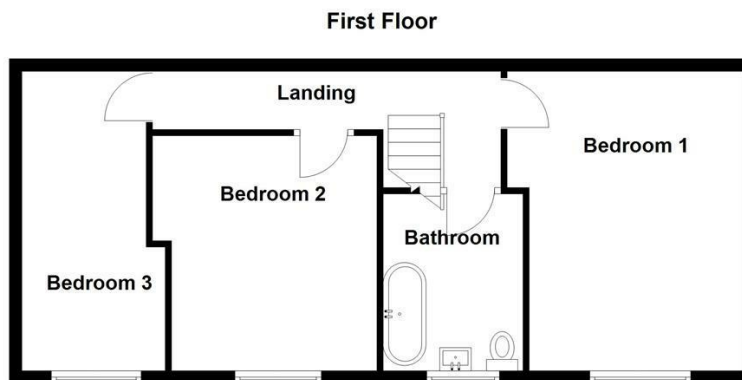
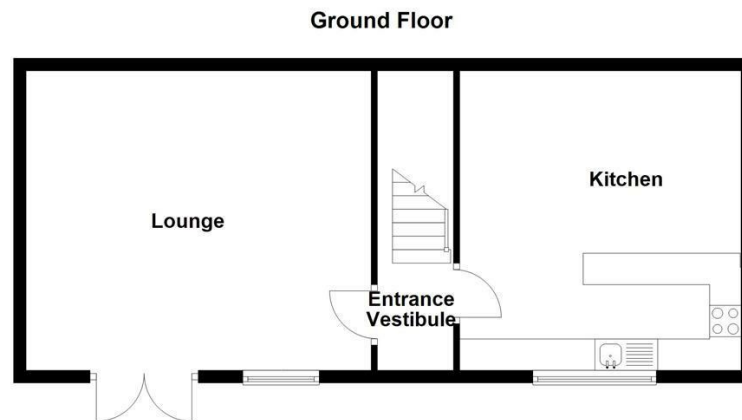












#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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>		
(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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