



12 Sugar Lane, Dewsbury, WF12 7AN

£95,000

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NO UPPER CHAIN

Situated in a popular residential area and within easy reach of Dewsbury town centre, is this 1 bedroom dormer bungalow which also provides 3 reception rooms and an attic room.

Requiring a programme of modernisation and improvement works, which has been reflected within the asking price. The property offers significant potential to further improve and create a well proportioned home for those looking towards retirement or downsizers alike.

With accommodation briefly comprising:- entrance porch, hallway, lounge, dining room, bedroom, bathroom, conservatory and kitchen.

To the first floor there is a useful attic room.

Externally the property has garden areas to both the front and rear, together with a detached single garage.

An internal viewing is strongly recommended to fully appreciate the position and potential that this property has to offer.



GROUND FLOOR:

A door accesses the lean-to entrance porch which has a further timber and glazed door accessing the entrance hall.

Entrance Hall

Fitted with a central heating radiator.

Lounge

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

Featuring a living flame gas fire with a modern surround, with back and hearth. There are uPVC double glazed patio doors which open to the front elevation, a central heating radiator and open access into the dining room.

Dining Room

13'0" x 10'2" (3.96m x 3.10m)

With a single glazed window which looks into the conservatory, a central heating radiator and staircase rising to the first floor.



Kitchen

8'4" x 8'0" (2.54m x 2.44m)

Fitted with a range of wall and base units, laminated work surfaces, inset 1.5 bowl sink unit with side drainer and mixer tap, space and plumbing for an automatic washing machine, space for a freestanding cooker, and uPVC double glazed windows to the front elevation.

Bedroom

9'3" x 9'2" (2.82m x 2.79m)

Having a single glazed window which looks into the conservatory. A timber and glazed door accesses the conservatory and there is also a central heating radiator.

Conservatory

16'9" x 6'6" (5.11m x 1.98m)

A generous reception room which has uPVC double glazed sliding patio doors which access the rear garden. A timber and glazed door gives access to the side.



Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC. There are fully tiled walls, a central heating radiator and window to the side elevation.

FIRST FLOOR:

Attic Room

16'0" x 15'0" (4.88m x 4.57m)

This room is divided into two areas, having 2 double glazed windows to the side elevation.

OUTSIDE:

To the front of the property there is a tiered garden with mature plants and lawn. Stone steps lead to the entrance porch. To the rear of the property there is a beautiful well kept garden which is predominantly laid to lawn with mature planted borders and a gate which gives access to the rear, where there is a single detached garage.

Garage

With up and over door.

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:

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.

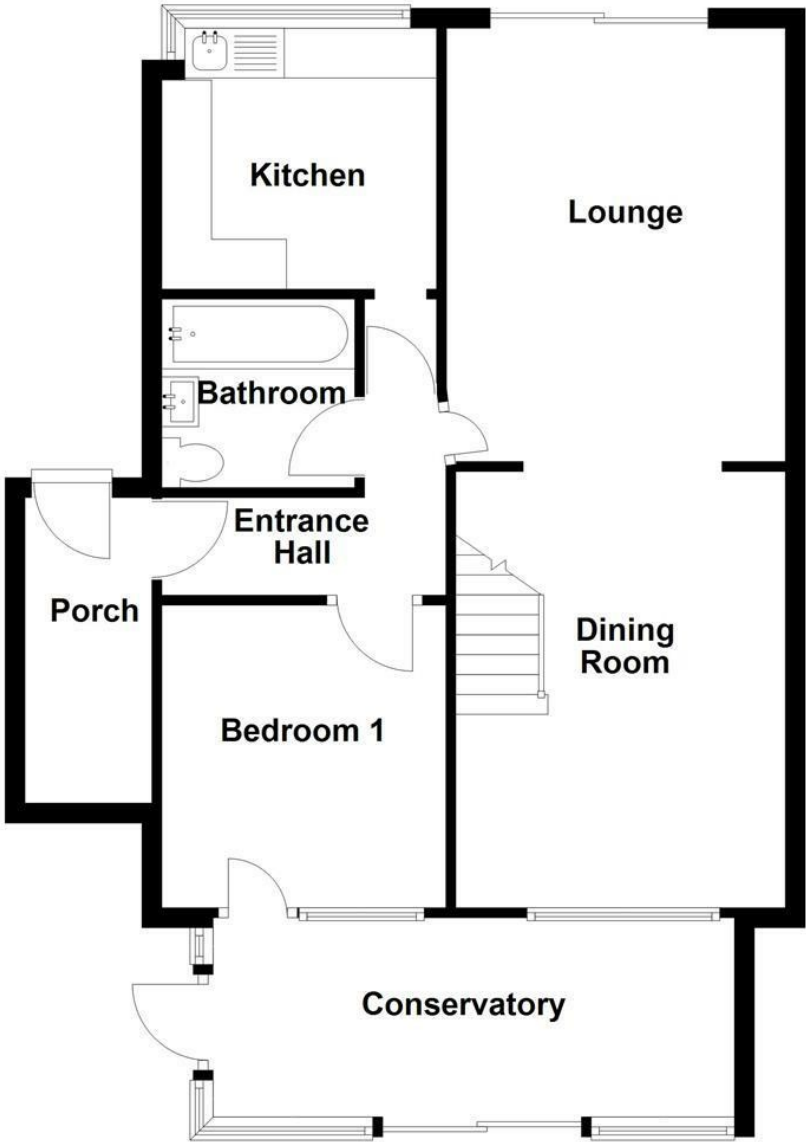
VIEWINGS:

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

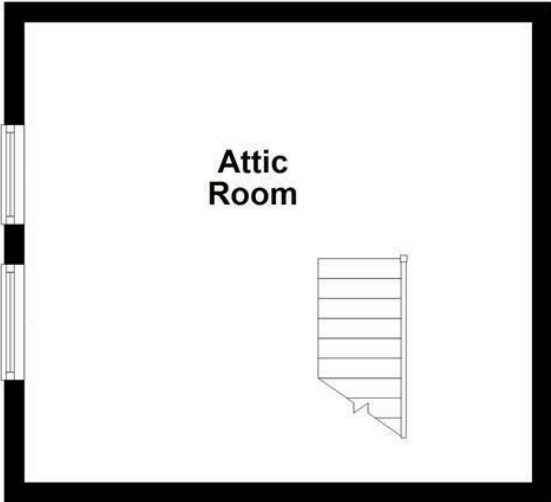




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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