



22 Walker Street, Ravensthorpe, Dewsbury, WF13 3LS

Offers Over £70,000

bramleys





\*\*\*\*\* REDUCED PRICE\*\*\*\*\*Offered for sale with no onward chain is this good sized, rear back to back terraced property. Located within easy reach of local amenities and major road and rail links, the property has been extended to provide a modern dining kitchen and has uPVC double glazing throughout. The accommodation comprises of a lounge, separate dining kitchen, useful cellar, one first floor double bedroom and a bathroom. Externally there is a small low maintenance garden area. This property would make an ideal purchase for a first time buyer or investor and an early viewing is strongly encouraged.





## GROUND FLOOR

### Entrance Vestibule

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

### Lounge

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

A spacious lounge having a feature fireplace to one wall with hearth and wall mounted fire. An opening leads into the kitchen.

### Kitchen

10'6" x 9'9" (3.20m x 2.97m)

The extended kitchen space is fitted with a range of wall and base units with work tops and inset sink unit with mixer tap and drainer. A uPVC window overlooks the garden.

## FIRST FLOOR

### Landing

Leading to the bedroom and bathroom.

### Bedroom

16'5" x 9'4" (5.00m x 2.84m)

A good sized double bedroom with built in storage space and a uPVC window.

### Bathroom

Furnished with a 3 piece suite comprising of panelled bath with shower over, a wash basin and a WC. There is some wall tiling, a built in store cupboard and a uPVC window.

## OUTSIDE

The property is located to the rear and has a low maintenance garden area.

## 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:

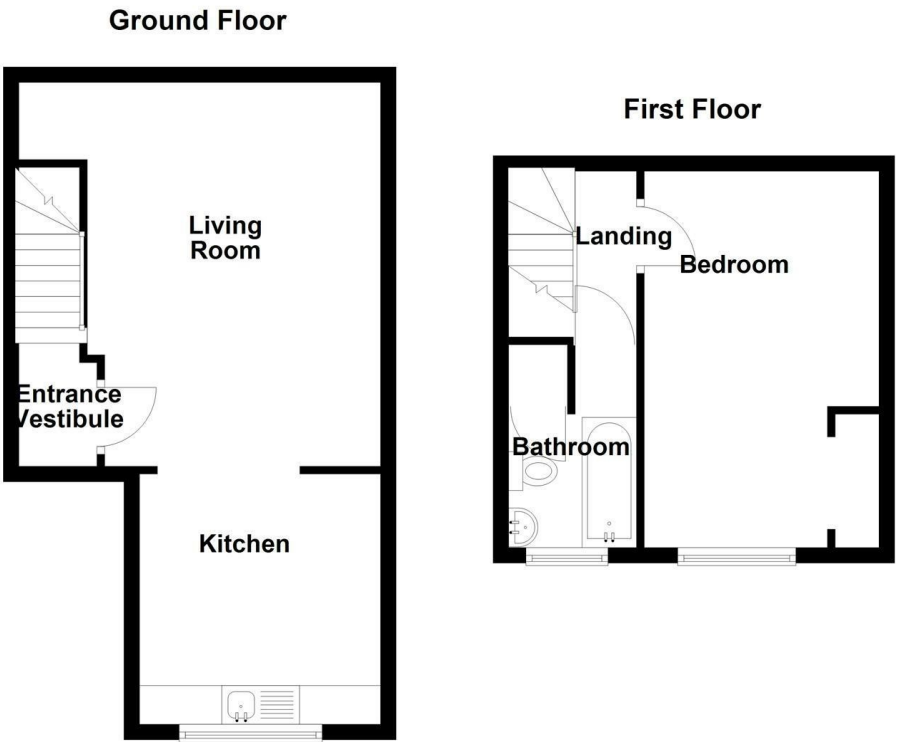
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MORTGAGES:

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.



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

