



126 Foxroyd Lane, Dewsbury, WF12 0BD
Offers Over £160,000

bramleys

NO UPPER CHAIN

Enjoying far reaching views to the rear, this 2 bedroom semi-detached property provides gardens to both front and rear, gas fired central heating, uPVC double glazing and 2 reception rooms.

Providing an ideal home for the first time buyer, or young family alike, the property offers good sized accommodation which would benefit from some cosmetic improvement.

With commuter links to Wakefield, Dewsbury and Mirfield. The property is well worthy of an internal inspection to appreciate the potential on offer.



GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

With a central heating radiator.

Lounge

12'0" x 10'1" (3.66m x 3.07m)

With a central heating radiator and uPVC double glazed window.

Dining Kitchen

17'5" x 9'0" (5.31m x 2.74m)

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units, an inset 1.5 bowl asterite sink unit, uPVC double glazed window, built-in electric hob with overhead extractor fan and light, split level oven and door which leads into the conservatory.

Conservatory

10'9" x 7'0" (3.28m x 2.13m)

Being of uPVC construction, with double glazed units and views over the rear garden.

Side Entrance Vestibule

Accessed from the dining kitchen, this space has plumbing for a washing machine, a door which gives access to the boiler room, a door to a useful understairs storage cupboard and a further door accessing the side of the property.

FIRST FLOOR:

Landing

Bedroom 1

17'3" x 10'0" (5.26m x 3.05m)

With a uPVC double glazed window and central heating radiator.

Bedroom 2

13'6" x 9'0" (4.11m x 2.74m)

With a uPVC double glazed window and a central heating radiator.



Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath. There is a central heating radiator and uPVC double glazed window.

OUTSIDE:

There are garden areas to both the front and rear.

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.

DIRECTIONS:

Leave Mirfield centre via Huddersfield Road in the direction of Dewsbury. Upon reaching Ravensthorpe gyratory, turn right into Calder Road which continues on into Ravensthorpe Road and over the mini roundabout in Lees Hall Road. At the junction turn right into Slaithwaite Road and after a short distance, a further right into Overthorpe Road. Proceed along, which then becomes Edge Top Road, As the road forks, keep right into Whitley Road, taking the first right into Foxroyd Lane. Follow the road round, taking the second right into the cul-de-sac, where this property will be found straight ahead.

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:

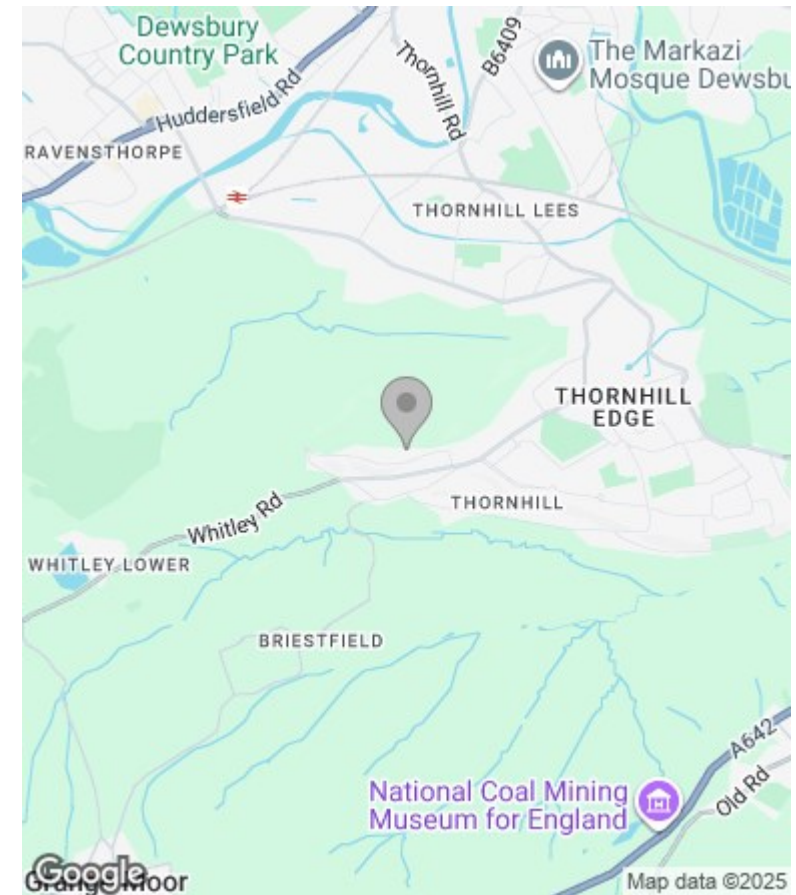
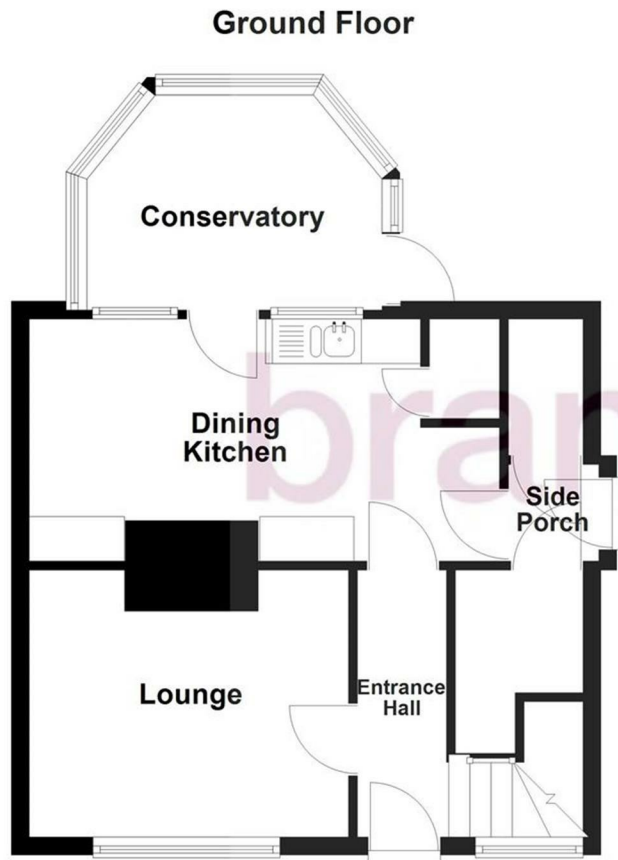
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







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) A		84
(81-91) B		
(69-80) C	70	
(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	

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