



26 The Combs, Dewsbury, WF12 0LQ  
£140,000

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Offered for sale with no vendor chain, is this 3 bedroom end terraced property. Situated in a quiet position, yet located within close proximity to local amenities and the public transport network making nearby towns and cities easily accessible., this property would ideally suit the first time buyer.

Fitted with gas fired central heating, uPVC double glazing and accommodation comprising:- entrance vestibule, lounge, dining kitchen, lower ground floor cellar, entrance porch/utility, 3 first floor bedrooms and bathroom.

Externally there is garden to the front of the property. Please note, off road parking is available at a cost of £75 per annum, which is within walking distance of the property (if required).

An internal viewing is highly recommended to fully appreciate the accommodation on offer.



## GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

### Entrance Vestibule

Having a central heating radiator, staircase rising to the first floor and a door accessing the lounge.

### Lounge

14'9" x 13'4" (4.50m x 4.06m)

This well proportioned reception room is situated to the front of the property, having a uPVC double glazed window overlooking the front garden. The main feature of the room is an inglenook fireplace with exposed stone and brickwork, and inset multi-fuel fire. There is also dado rail decor, central heating radiator, ceiling coving and doors accessing the lower ground floor cellar and dining kitchen.

### Dining Kitchen

17'0" x 8'3" (5.18m x 2.51m)

This dining kitchen is fitted with a range of wall and base units, laminated work surfaces and tiled splashbacks. There is an inset stainless steel sink unit with side drainer and mixer tap, freestanding gas cooker with stainless steel extractor over, dishwasher, a fully tiled floor, 2 uPVC double glazed windows, a central heating radiator and a uPVC double glazed external door which accesses the entrance porch/utility.

## LOWER GROUND FLOOR:

### Cellar

Having power and light.

### Side Entrance Porch/Utility

With uPVC double glazed windows and housing the central heating boiler. This useful addition to the property is also fitted with a uPVC double glazed door which gives access to the front of the property and there is space and plumbing for a washing machine.

## FIRST FLOOR:

### Landing

With a loft access point and doors accessing all of the first floor accommodation.

### Bedroom 1

15'1" x 9'9" (4.60m x 2.97m)

Situated to the front of the property, having a uPVC double glazed window and central heating radiator. There is also ceiling coving.



### Bedroom 2

8'7" x 8'4" (2.62m x 2.54m)

With a uPVC double glazed window to the side elevation and a central heating radiator.

### Bedroom 3

7'1" x 5'1" (2.16m x 1.55m)

A third bedroom of single proportions, having a central heating radiator and a Velux style window.

### Bathroom

Furnished with a 3 piece suite comprising of a bath with shower above, pedestal wash hand basin and low flush WC. There is a useful storage cupboard, tiling to the walls and floor, uPVC double glazed window to the front elevation and a central heating radiator.

### OUTSIDE:

To the front of the property there is a lawned garden area and stairs down to a paved path, which leads to the front door and side entrance porch. Access can be gained down a set of steps to the parking space, which the current vendor pays £75 per annum to use all year round.

### 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:

A

### 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:

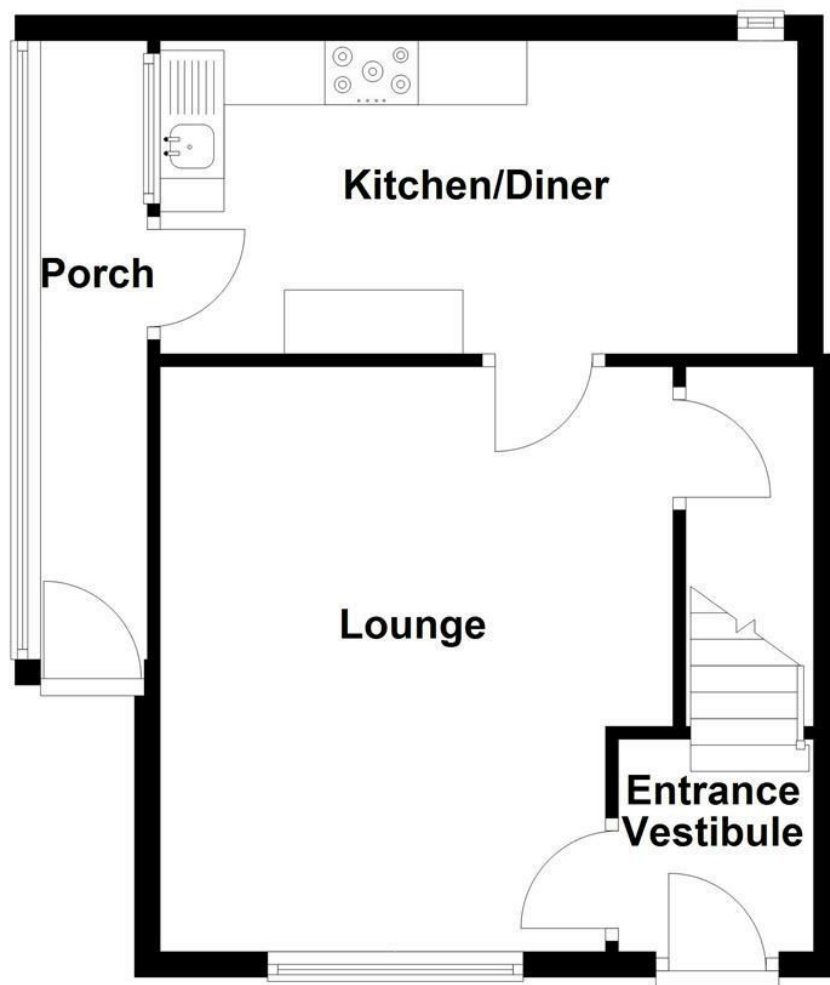
Please call our office to book a viewing on 01484 530361.



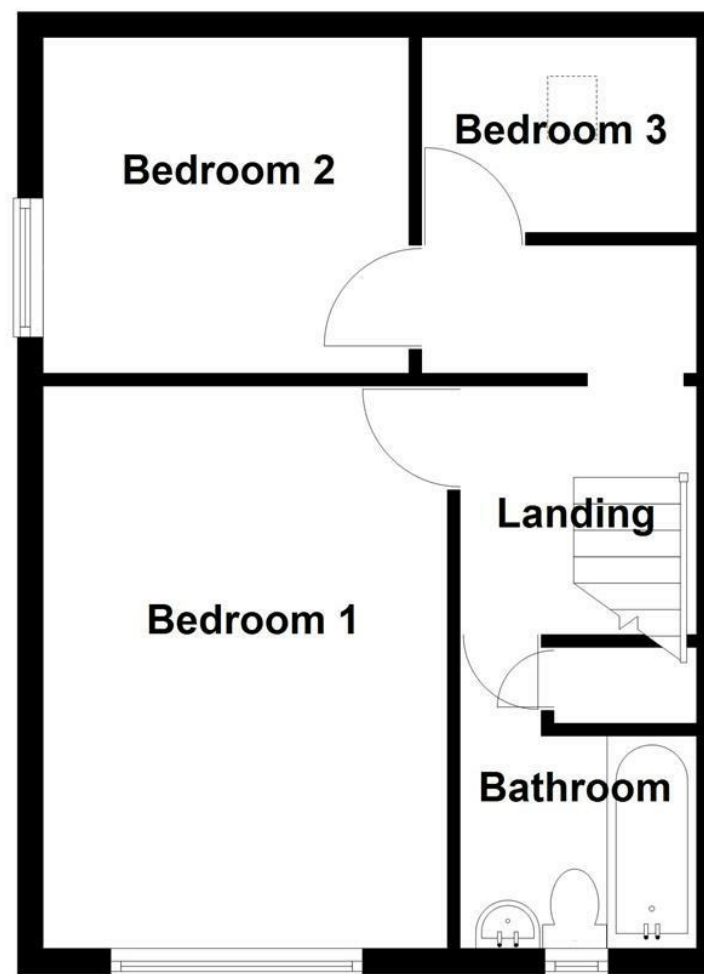


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            | <b>72</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<br>2002/91/EC |           |

## Ground Floor



## First Floor



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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