

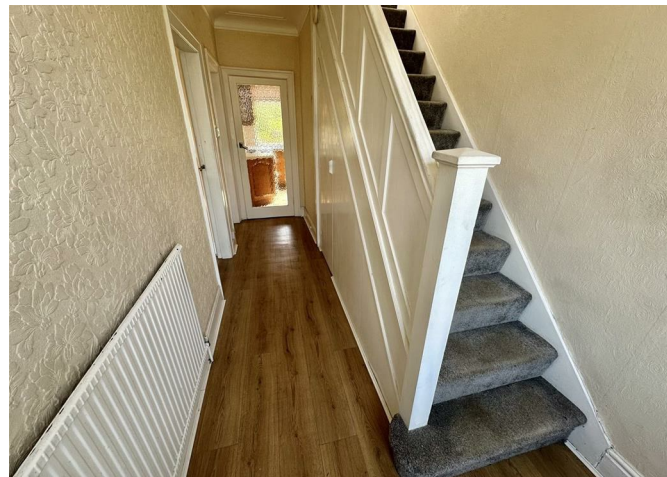


5 Glebe Gate, Dewsbury, WF12 0JX

£220,000

bramleys

Situated in an ever popular location is this traditional semi detached house. Offering good sized accommodation and located on a spacious plot with large rear garden, the property would make an ideal family home. Priced to reflect the updating works required, this 3 bed roomed home is well worthy of an internal viewing, and should be viewed to be appreciated. Handily placed for local amenities, schooling and major road links.





## GROUND FLOOR

### Entrance Hall

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

### Lounge

13'2" x 12'1" (4.01m x 3.68m)

Overlooking the front and having a walk in bay window and a fireplace to one wall with backsliding doors into the dining room.

### Dining Room

12'2" x 12'1" (3.71m x 3.68m)

A good sized second reception room with a window overlooking the rear and a fireplace to one wall with inset fire and hearth.



## Kitchen

Fitted with wall and base units, drawers and work surface with inset stainless steel sink unit. There is a useful understairs store cupboard, a window overlooking the rear and an exterior door out to the side.

## FIRST FLOOR

### Landing

Having a side window and access to the bedrooms and bathroom.

### Bedroom 1

13'1" x 11'5" (3.99m x 3.48m)

Located to the front and having a walk in bay window.

### Bedroom 2

12'1" x 11'5" (3.68m x 3.48m)

Having a built in wardrobe cupboard and a window overlooking the rear.





### Bedroom 3

Having a window to the front.

### Bathroom

Furnished with a panelled bath and a wash basin. There is a built in store cupboard and a window to the rear.

### Separate WC

With a WC.

### OUTSIDE

To the front of property is a garden area with outer walling and a gated driveway leading to an attached garage. To the rear is a good sized garden.

### 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:

C

### 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:

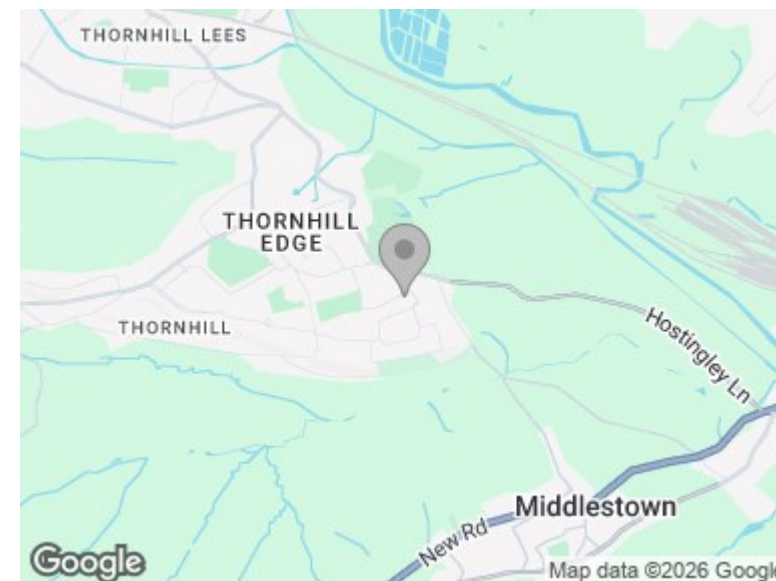
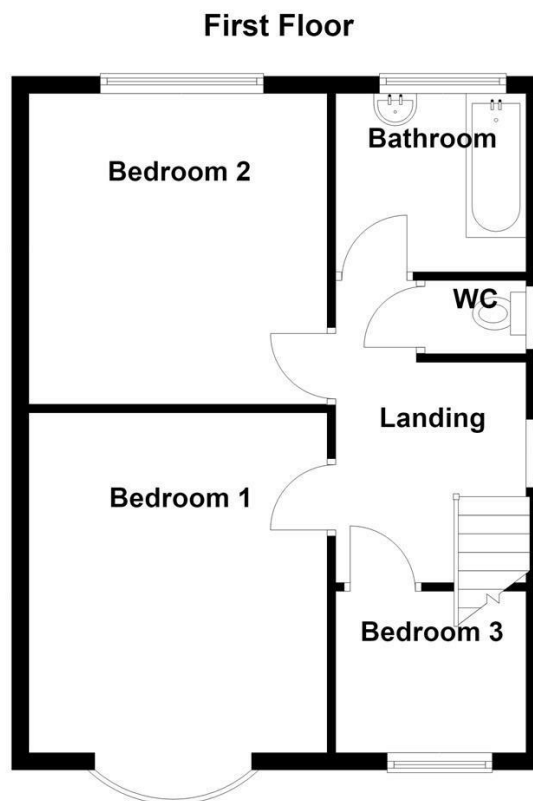
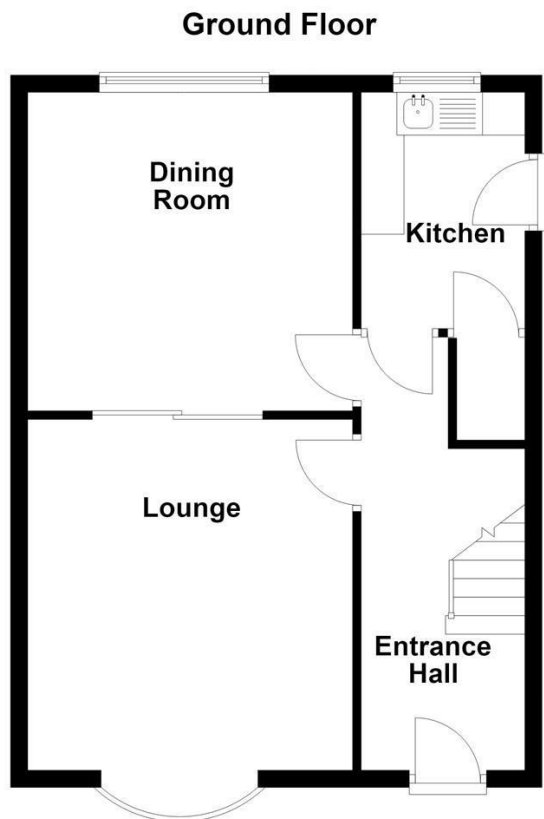
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firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







**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 |           |

Huddersfield | Halifax | Elland | Mirfield

