



9 Birkdale Road, Dewsbury, WF13 4HG  
Offers In The Region Of £330,000

**bramleys**

Situated in a popular residential area is this exceptional traditional terraced house. The extended accommodation has been recently modernised and refurbished to a high standard and has now made a fantastic family home. Boasting four double bedrooms, along with two spacious reception rooms and contemporary kitchen and bathroom the property boasts uPVC double glazing, gas central heating and has CCTV security. No expense has been spared to create this impressive family living space and quality fixtures and fittings have been used throughout. Located within easy reach of local amenities, schooling and major road and rail links. An early viewing is strongly recommended and is the only way to truly appreciate this ready to move into home.



## GROUND FLOOR

### Entrance Hall

Accessed via a composite exterior door, this spacious entrance hall has double panelling to the walls and two cast iron column style radiators. There is traditional ceiling coving, spotlights to the ceiling and access to the cellar. A turned spindled staircase leads to the first floor accommodation.

### Lounge

22'5" x 16'2" (6.83m x 4.93m)

This beautiful and spacious lounge is located to the front of the property and has a walk in uPVC bay window. There is feature double panelling to the walls, along with ceiling spotlights, ceiling coving and a cast iron column style radiator.

### Dining/Sitting Room

15'8" x 14'6" (4.78m x 4.42m)

This well proportioned second reception room with a uPVC rear window, a cast iron column radiator and feature double panelling to the walls.



### Kitchen

18'1" x 11'9" (5.51m x 3.58m)

This fantastic family kitchen has been furnished with a comprehensive range of units, with quartz style worktops and inset sink unit with mixer tap and drainer. There is space for a range style cooker, a cast iron column radiator and a side uPVC window. A central island provides extra storage cupboards and a perfect eating and seating space.

### Lobby

The rear lobby has hanging and storage space, along with a uPVC exterior door out to the rear.

### Ground floor WC

Furnished with a WC and a wash basin. There is a ladder style radiator and a uPVC window.

### Utility Room

Having a uPVC rear window and plumbing for a washing machine.

## FIRST FLOOR

### Landing

A large landing area with double wall panelling and a central heating radiator. There are spotlights to the ceiling, along with access to a spacious loft with skylight.



### Bedroom 1

18'6" x 14'6" (5.64m x 4.42m)

This impressive master bedroom has a uPVC walk in front bay window, a central heating radiator and spotlights and ceiling coving.

### Bedroom 2

19'1" x 8'9" (5.82m x 2.67m)

This good sized bedroom could easily be split into two and has two uPVC side windows, a central heating radiator and ceiling spotlights.

### Bedroom 3

16'2" x 14'5" (4.93m x 4.39m)

Another double bedroom with a uPVC rear window, ceiling spotlights and a central heating radiator.

### Bedroom 4

15'3" x 6'7" (4.65m x 2.01m)

Having a front uPVC window, a central heating radiator and spotlights to the ceiling.

### House Bathroom

Formerly two rooms, this spacious and luxurious bathroom is furnished with a 4 piece suite. Having a free standing bath with free standing mixer tap, a double shower cubicle with rainfall shower, a wash basin set within a vanity unit and a WC. There is complimentary wall and floor tiling, along with a uPVC window.

### OUTSIDE

To the front of the property is a small low maintenance garden with outer walling and pathway. To the rear is a tarmac area ideal for garden space or off road parking facilities.

### 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.

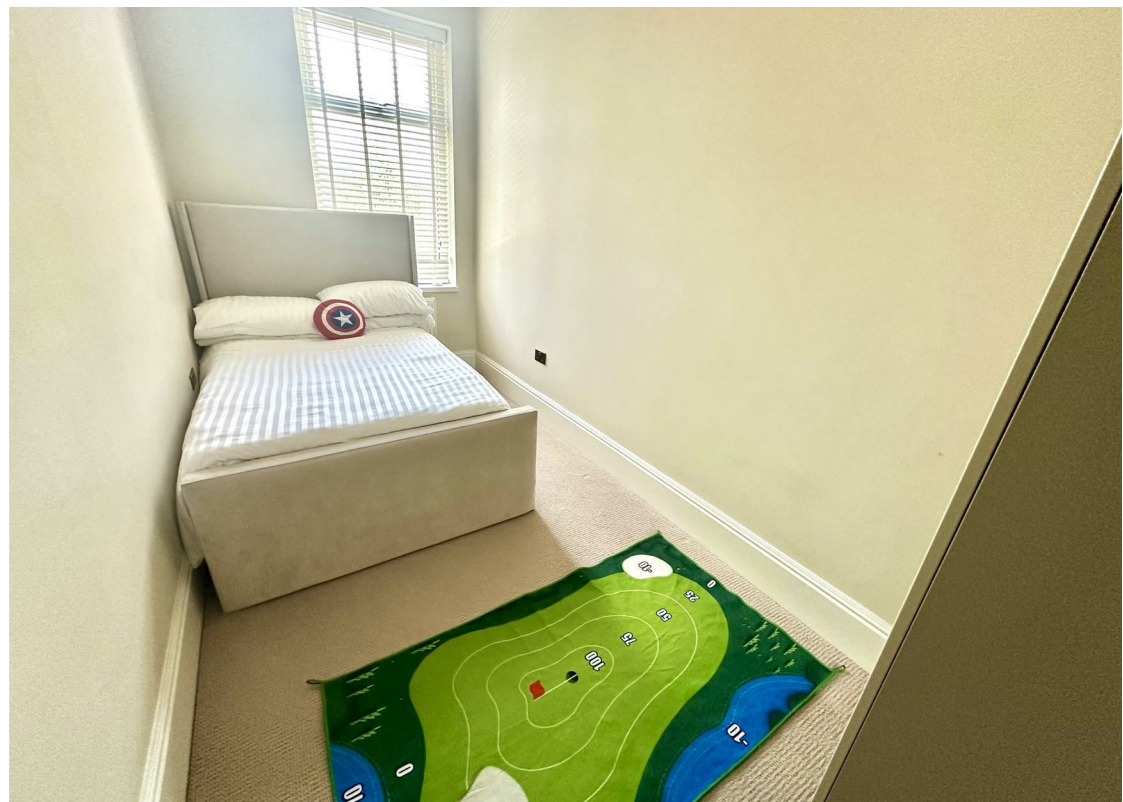
### ONLINE CONVEYANCING SERVICES:

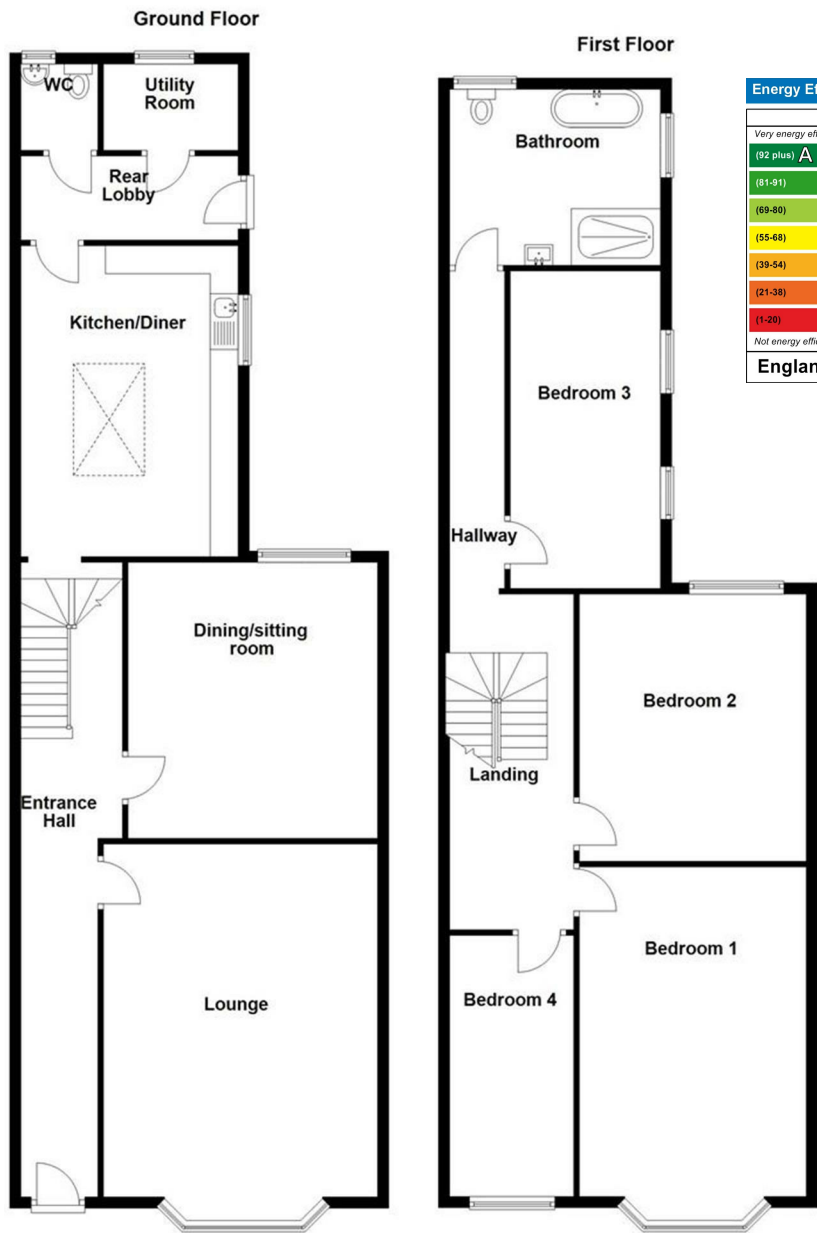
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### VIEWINGS:

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(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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