



37 Pennine Road, Dewsbury, WF12 7AP

£225,000

bramleys

Offered for sale with no onward chain is this well presented traditional semi detached bungalow. The good sized accommodation has been extended to the rear with a conservatory and has an extensive rear garden, along with driveway parking and a detached single garage/store. Featuring uPVC double glazing and gas central heating system, the property has two double bedrooms, a spacious lounge, a modern kitchen and bathroom and a conservatory with views over the garden. Located in an ever popular area, an early viewing is strongly recommended.



GROUND FLOOR

Entrance Hall

Accessed via a side uPVC exterior door and having access to boarded loft space.

Lounge

17'5" x 11'5" (5.31m x 3.48m)

A good sized Lounge with a feature fireplace to one wall, a central heating radiator and sliding patio doors into the Conservatory.

Conservatory

10'10" x 7'7" (3.30m x 2.31m)

Enjoying views over the rear garden, this pleasant conservatory has a door out to the garden.

Kitchen

12'3" x 8'4" (3.73m x 2.54m)

This modern kitchen is fitted with a good range of wall and base units with work surfaces, tiled

splashbacks and a stainless steel sink unit with mixer tap and drainer. There is a breakfast/seating area with under storage, along with plumbing for a washing machine and a uPVC window overlooking the rear garden.

Bedroom 1

13'7" x 10'4" (4.14m x 3.15m)

The main bedroom has fitted sliding door wardrobes to one wall, a central heating radiator and a uPVC window to the front.

Bedroom 2

9'9" x 9'4" (2.97m x 2.84m)

Another double bedroom with a uPVC window to the front and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of panelled bath, wash basin and WC. There is tiling to the walls, a central heating radiator and a uPVC window.



OUTSIDE

To the front of the property is a lawned garden with outer borders and a drive providing off road parking facilities. The gated driveway leads to a single garage/store with uPVC double doors. To the rear is an extensive garden with a terrace seating area leading out from the conservatory. Steps lead down to a good sized laned and planted garden with outer fencing and storage shed.

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 Bramleys office proceeding in the direction of Heckmondwike town centre turning right at the traffic lights in the Market Place following on into Walkley Lane & Heckmondwike Road passing Crow Nest Park on the left hand side. Proceed into Cemetery Road & at the junction with Huddersfield Road take a left and follow the signs for Wakefield passing through 4 sets of traffic lights. Upon turning right into Wakefield Road, take the first left into Old Bank Road and continue along this road, round the bend and after a short distance turn left into Sugar Lane. First left into Pennine Road and follow the road to the end and round to the right. The property will be identified by the Bramleys for sale board.

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:

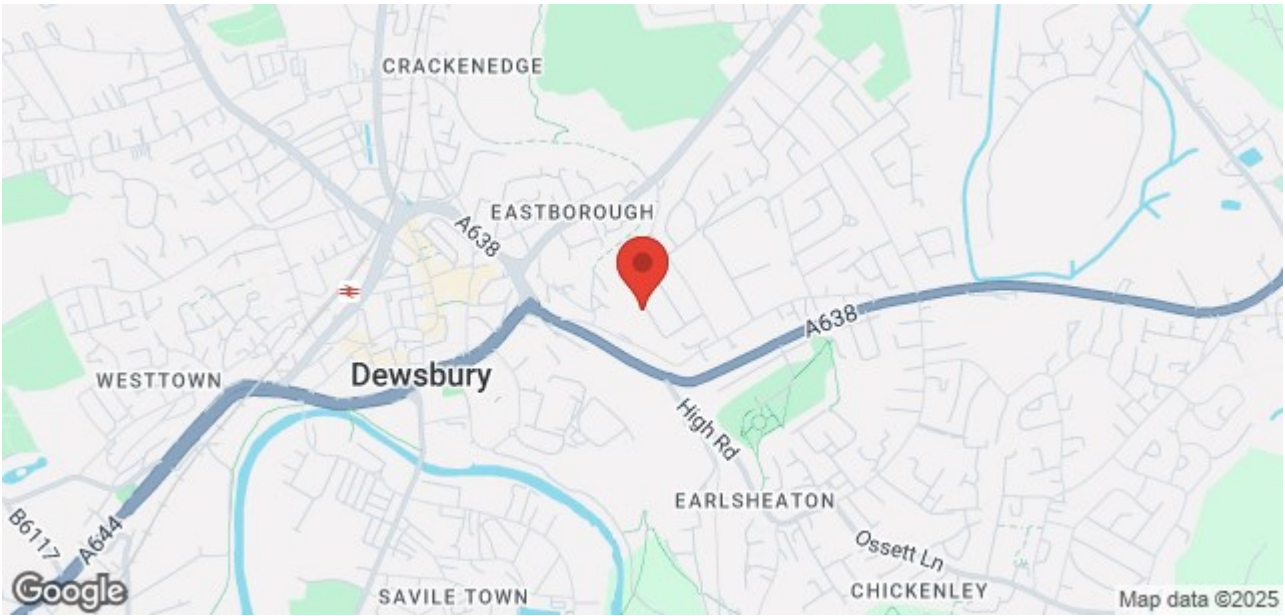
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







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