



12B Dewsbury Gate Road, Staincliffe, Dewsbury, WF13 4DD  
Offers In The Region Of £240,000

**bramleys**

Situated in a select cul de sac in an ever popular location, is this modern semi detached house. The spacious and well presented property offers three bedroomed accommodation, the master with ensuite shower room and modern kitchen and bathroom fitments. Featuring uPVC double glazing and gas central heating system, this would make an ideal family home and an early viewing is strongly recommended. Externally there is a large enclosed rear garden, along with driveway parking and a single garage. Situated within easy reach of local amenities, well regarded schooling and major road and rail links.





## GROUND FLOOR

### Entrance Hall

Accessed via a side exterior door and having a central heating radiator and a useful storage cupboard. A staircase leads to the first floor accommodation.

### Ground floor WC

Furnished with a WC and having a wash basin and a side uPVC window.

### Lounge

17'4" x 14'3" (5.28m x 4.34m)

A good sized lounge overlooking the front and having a uPVC walk in bay window and a central heating radiator. To one wall is an inset feature fire.

### Dining Kitchen

17'4" x 12'5" (5.28m x 3.78m)

Fitted with a range of wall and base units with work surfaces with tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor over a free standing fridge freezer. There is plumbing for a washing machine, a uPVC window and a central heating radiator. uPVC French doors lead out to the rear garden.

## FIRST FLOOR

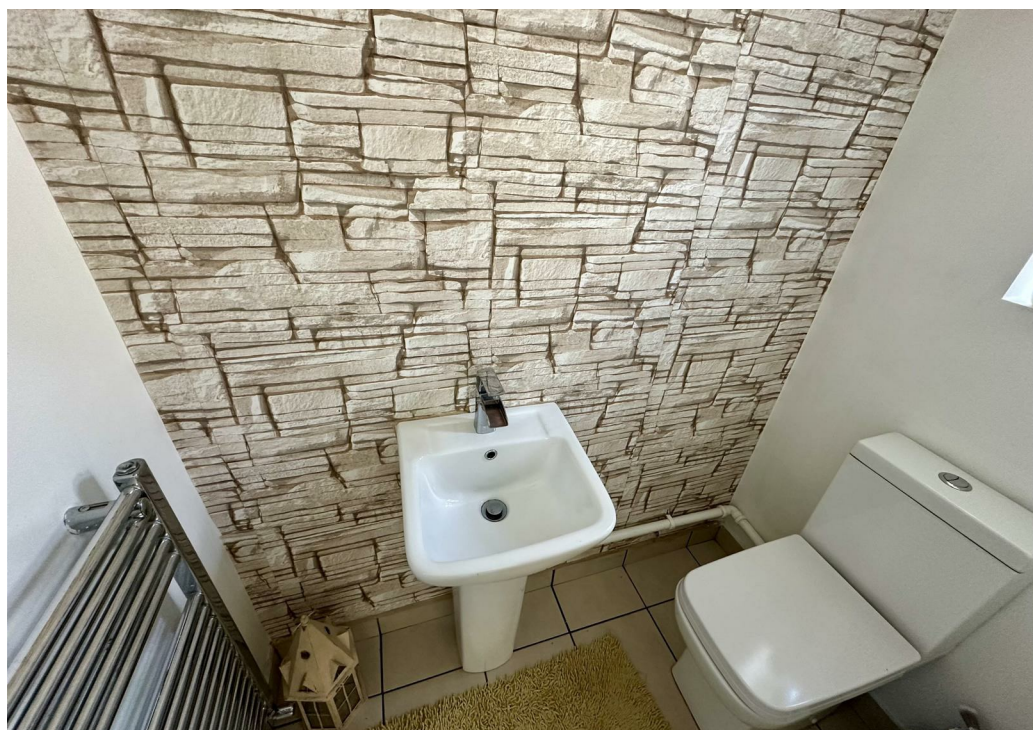
### Landing

With access to bedrooms and bathroom.

### Bedroom 1

17'4" x 14'2" (5.28m x 4.32m)

A spacious master bedroom overlooking the front and having a uPVC window and a central heating radiator. A door leads into the ensuite shower room.





### Ensuite Shower Room

Furnished with a walk in shower cubicle, a wash basin and a WC. There is part tiling to the walls, a uPVC window and a ladder style radiator.

### Bedroom 2

12'4" x 9'9" (3.76m x 2.97m)

Located to the rear and having a uPVC window and a central heating radiator.

### Bedroom 3

12'2" x 7'5" (3.71m x 2.26m)

A good sized third bedroom with a central heating radiator and a uPVC window overlooking the rear.



### Bathroom

Furnished with a 3 piece suite comprising of a shaped bath with shower over and shower screen, a wash basin and a WC. There is tiling to the walls, a ladder style radiator and a uPVC window.

### OUTSIDE

The property has a small forecourt, along with a lengthy side driveway providing ample off road parking facilities. The drive leads to a single garage with up and over door, power and lighting. To the rear is spacious enclosed garden with decked section, lawn and paved patio.

### 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

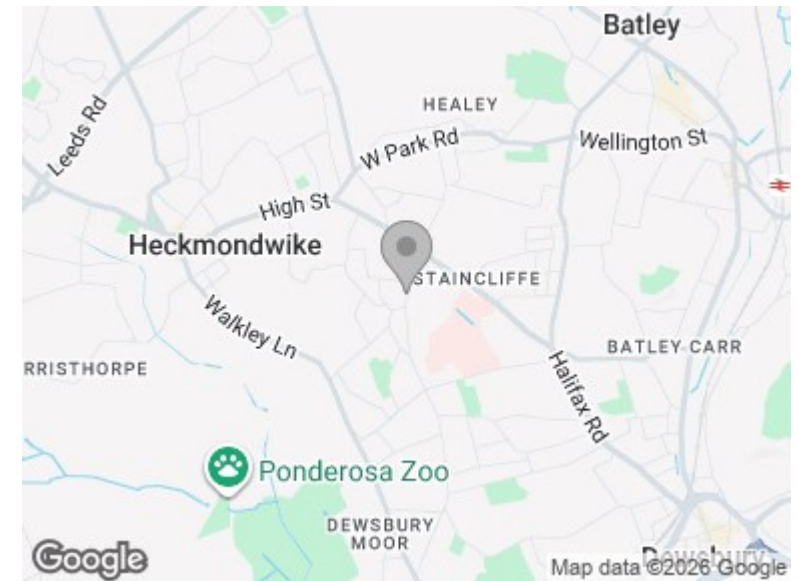
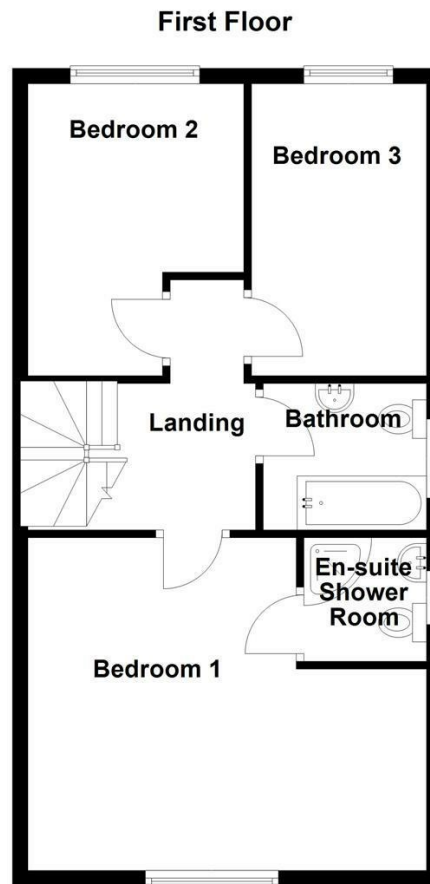
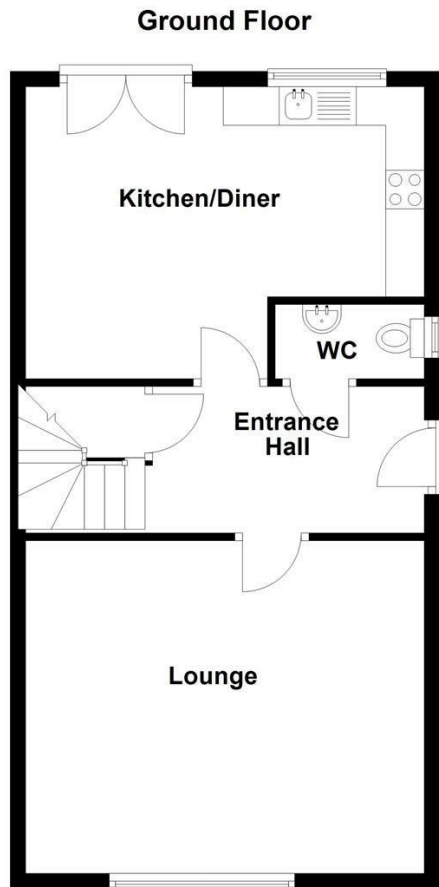
### MORTGAGES:

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.









**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>88</b>
	<b>79</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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