21 Spen View, Dewsbury Moor, Dewsbury, WF13 3PZ

£190,000

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Situated on a popular development is this modern and well presented semi detached bungalow. Featuring uPVC double glazing and gas central heating, the property offers good sized accommodation and really must be viewed to be appreciated. Boasting two double bedrooms and having garden areas to both front, along with ample driveway parking a useful outer store and a single garage. Located within easy reach of local amenities, schooling and major road and rail links.

GROUND FLOOR

Entrance Hall

Accessed via a side uPVC door and having two useful in built storage cupboards.

Lounge with Dining Area

19'6" x 11'8" (5.94m x 3.56m)

A good sized, well presented room with a uPVC double glazed window to the front and a central heating radiator. Having spacious dining area with a further central heating radiator.

Kitchen

10'1" x 8'3" (3.07m x 2.51m)

A modern kitchen, fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with drainer. Integrated within the kitchen is a four ring hob with pull out extractor and in built under oven. A uPVC double glazed window overlooks the front.

Inner Lobby

With access to bedrooms and bathroom.

Bedroom 1

12'5" x 9'2" (3.78m x 2.79m)

Enjoying views over the rear garden, this double bedroom has a uPVC double glazed window and a central heating radiator.

Bedroom 2

9'8" x 9'7" (2.95m x 2.92m)

Another spacious double bedroom with a central heating radiator and a uPVC window overlooking the rear garden.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath and a wash basin and WC set within a vanity unit. There is some wall tiling, a central heating radiator and a uPVC double glazed side window.

OUTSIDE

To the front of the property is a low maintenance garden with outer hedging and a gated side driveway which provides off road parking for numerous vehicles. The drive in turn leads to a detached single garage with roller door, power and lighting. The enclosed rear garden has a spacious storage shed with lighting, along with a patio area, a decked seating space and an artificial grassed section.

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:

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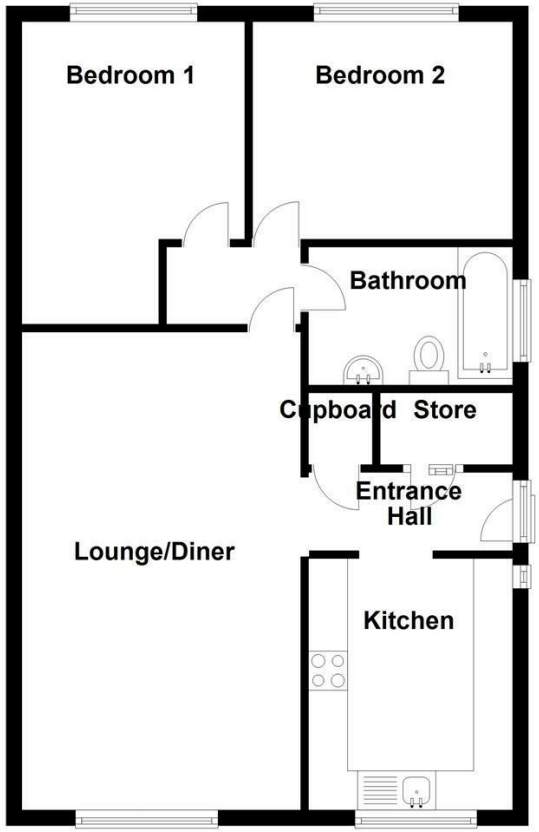
MORTGAGES:

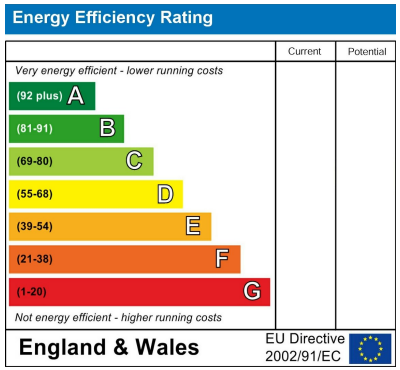
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.

Ground Floor



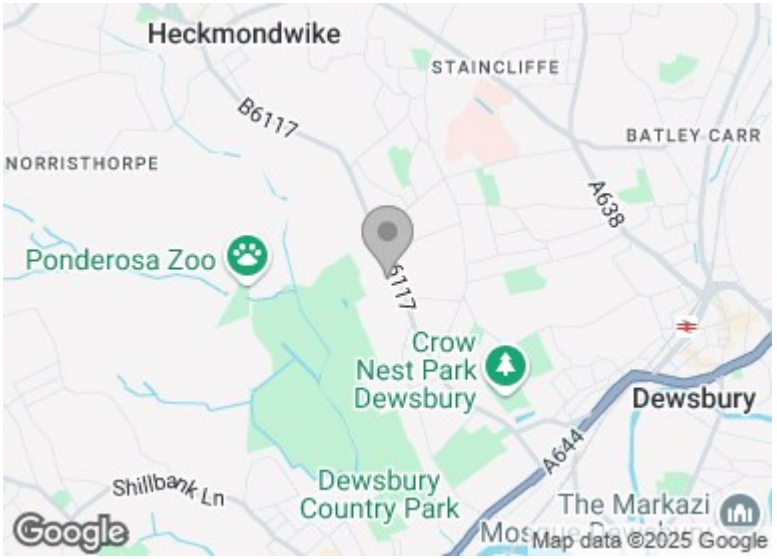


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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