



37 Calder Road, Ravensthorpe, Dewsbury, WF13 3JS

£79,950

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Offered for sale with no vendor chain is this 1 bedroom back to back property. Features include gas central heating and uPVC double glazing throughout with a layout comprising, lounge, cellar kitchen, 1 bedroom and bathroom. Externally there is a small yard to the front and on street parking. The property is placed well for local amenities including the public transport network. This property would make an ideal purchase for a first time buyer or investor alike. An internal viewing is recommended.



GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance vestibule.

Entrance Vestibule

Having a central heating radiator, stairs rising to the first floor and a door accessing the lounge.

Lounge

14'6 x 14'1 (4.27m'1.83m x 4.27m'0.30m)

Having a uPVC double glazed window, a central heating radiator and a ceiling fan. A door accesses the stairs to the lower ground floor kitchen.

Kitchen

14'5 x 12'1 (4.27m'1.52m x 3.66m'0.30m)

The dining kitchen is fitted with a range of base units with laminated working surfaces, inset into which is a sink unit with mixer tap. Further integrated appliances include oven with 4 ring gas hob over and extractor fan. There is space and plumbing for automatic washer, a central heating radiator and a uPVC double glazed window. A cupboard houses the central heating boiler and there is a further useful under stairs storage cupboard.

FIRST FLOOR

Landing

Having doors accessing the bedroom and bathroom.

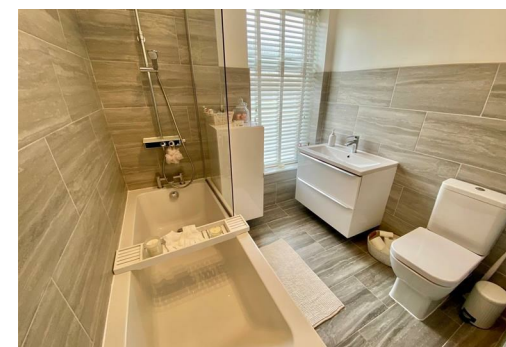
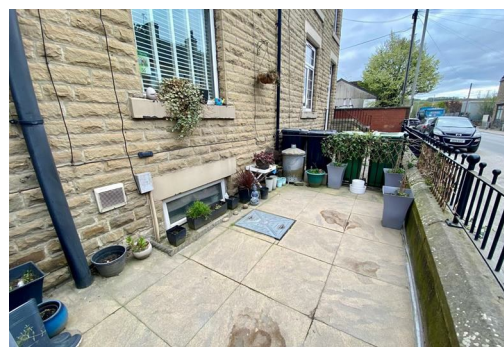
Bedroom

14,7 x 11'0 (4.27m,2.13m x 3.35m'0.00m)

A well proportioned bedroom with fitted robes, a central heating radiator and a uPVC double glazed window to the front.

Bathroom

Fitted with a 3 piece suite comprising panelled bath with shower over, vanity wash hand basin, low flush W.C and a there is a storage cupboard. Being fully tiled with a uPVC double glazed window and a radiator.



OUTSIDE

The front yard is walled and paved with wrought iron fencing and a gate. Stairs rise the entrance door.

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.

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.

DIRECTIONS:

Leave Bramleys office via Huddersfield Road in the direction of Dewsbury, proceed into Ravensthorpe and at the gyratory turn right into Calder Road where this property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.



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

