



2 Park Croft, Dewsbury, WF13 2LN
Offers Over £180,000

bramleys





Offered for sale with no onward chain is this good sized, traditional end terraced house. Located in a popular residential area, the property offers ideal family sized accommodation with 3 bedrooms and an additional loft area. Featuring uPVC double glazing, gas central heating system and having a recently installed modern kitchen, and a newly replaced roof, an early viewing is strongly encouraged to appreciate this deceptively spacious home. Situated within easy reach of local amenities, well regarded schooling and major road and rail links,.

GROUND FLOOR

Entrance Hall

Accessed via a uPVC double glazed door and having a central heating radiator and stairs to the first floor.

Lounge

15'7" x 13'6" (4.75m x 4.11m)

Located to the front, this spacious Lounge has a uPVC double glazed window and a central heating radiator. To one wall is a feature fireplace.

Kitchen

16'7" x 12'6" (5.05m x 3.81m)

This good sized and recently refitted kitchen has a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A central seating island has a built in five ring hob with extractor over and there is an further integrated oven and grill and a dishwasher. A uPVC double glazed window overlooks the rear, there is a central heating radiator and an exterior door leads out to the garden.



FIRST FLOOR

Bedroom 1

13'2" x 10'5" (4.01m x 3.18m)

Situated to the front and having a uPVC double glazed window and a central heating radiator.

Bedroom 2

10'8" x 9'8" (3.25m x 2.95m)

Having a uPVC double glazed window to the rear and a central heating radiator.

Bedroom 3

13'9" x 6'1" (4.19m x 1.85m)

With a central heating radiator and a uPVC double glazed window.

Bathroom

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





SECOND FLOOR

Loft Area

18'7" x 16'3" (5.66m x 4.95m)

A most spacious Loft room with two sky light windows and two central heating radiators.

OUTSIDE

To the front of the property is a low maintenance garden with outer walling. To the side is a driveway which in turn leads to the rear. The rear garden has decking with garden beyond.

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:

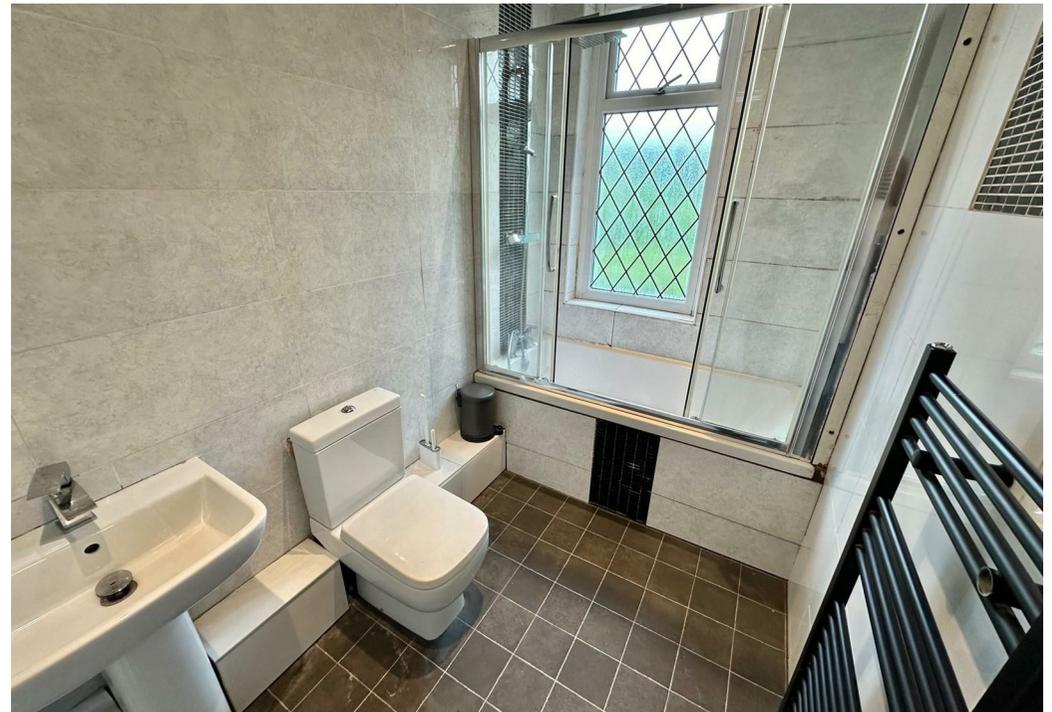
Band B

MORTGAGES:

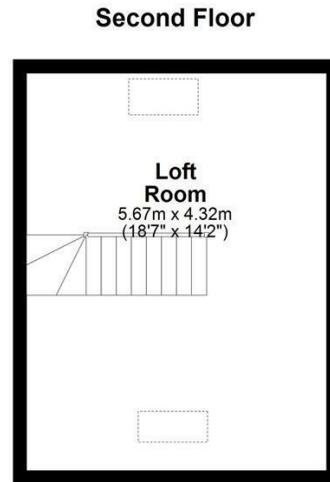
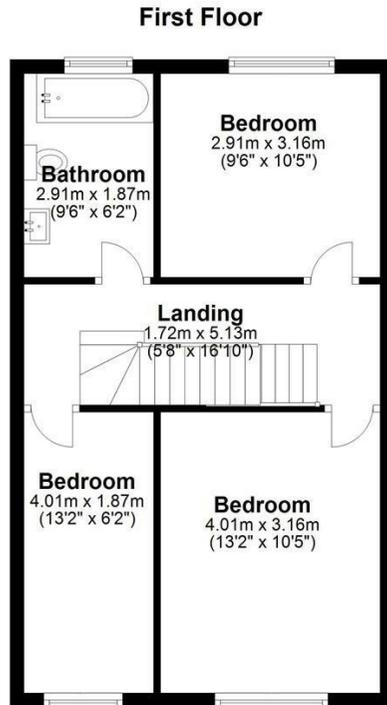
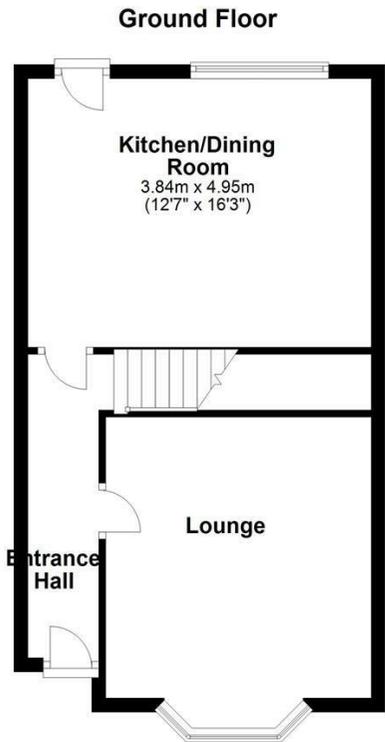
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	53	
(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



Huddersfield | Halifax | Elland | Mirfield

