



15 Sandiway Bank, Dewsbury, WF12 OSD  
Offers Over £190,000

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Situated on a modern and popular development is this well presented semi detached house. Offering 2 bedrooms and an attic room and boasting quality fixtures and fittings throughout, an early viewing is strongly recommended. Boasting a modern kitchen with Smeg integrated appliances and a recently refitted contemporary shower room, this property could be occupied with the minimum of expense. Located on a good sized plot with views to the rear and having garden areas to both front and rear along with an integral single garage and ample driveway parking.

Energy Rating: D



## GROUND FLOOR

### Entrance Porch

Accessed via a front uPVC door and having an oak door into the lounge.

### Lounge

15'0" x 10'8" (4.57m x 3.25m)

A good sized and well presented Lounge overlooking the front and having a uPVC window and a central heating radiator. Inset to one wall is a modern gas flueless fire, and oak flooring finishes this pleasant room.

### Inner Lobby

With stairs to the first floor.

### Dining Kitchen

14'0" x 11'8" max (4.27m x 3.56m max)

This contemporary kitchen is fitted with a good range of units, along with an inset sink unit with mixer tap and drainer. Integrated appliances include a Smeg double oven and hob with extractor hood over and a Smeg dishwasher. A built in breakfast bar area provides ideal eating space and

there is a central heating radiator and a uPVC window overlooking the rear. Feature Karndean flooring compliments the kitchen and a uPVC door leads out to the rear garden.

## FIRST FLOOR

### Bedroom 1

10'7" x 9'2" (3.23m x 2.79m)

Located to the front, this spacious bedroom has a uPVC window, a central heating radiator and a useful in built storage cupboard.

### Bedroom 2

10'0" x 8'5" (3.05m x 2.57m)

Enjoying views to the rear via a uPVC window and having a central heating radiator and a built in storage cupboard.

### Study

7'5" x 5'6" (2.26m x 1.68m)

Formerly a bedroom with a window to the front and a central heating radiator. A staircase rises to the attic room.



### Attic Room

This attic room is currently used as a bedroom and has a central heating radiator and a Velux style window.

### Shower Room

This recently re-fitted modern shower room is furnished with a walk in double shower, a wash basin set within a vanity unit and a WC. There is complimentary tiling to the walls, a radiator and a uPVC window.

### OUTSIDE

To the front of the property is a forecourt garden with outer walling and a pathway to the front, and to the side which gives access to the rear. A driveway provides ample off road parking and in turn leads to an integral garage with up and over door, power, lighting and insulated roof space. The rear garden is enclosed for privacy and has a patio with lawn beyond and gateway with additional tiered and decked area and views beyond. There is an outside hot and cold water supply.

### 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 our Mirfield office via Huddersfield Road travelling in the direction of Dewsbury and continuing for approximately 2 miles. At the Ravensthorpe Gyratory take a right hand turning onto Calder Road which in turn becomes Ravensthorpe Road and then Lees Hall Road

proceeding straight across at both mini roundabouts. At the end of Lees Hall Road take the first right into Slaithwaite Road and continue up the hill and then take a right hand turning onto Overthorpe Road. Take the first left hand turn into Hill Garth. At the end of Hill Garth, Sandiway Bank can be found as a left hand turning.

### TENURE:

Freehold

### COUNCIL TAX 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.

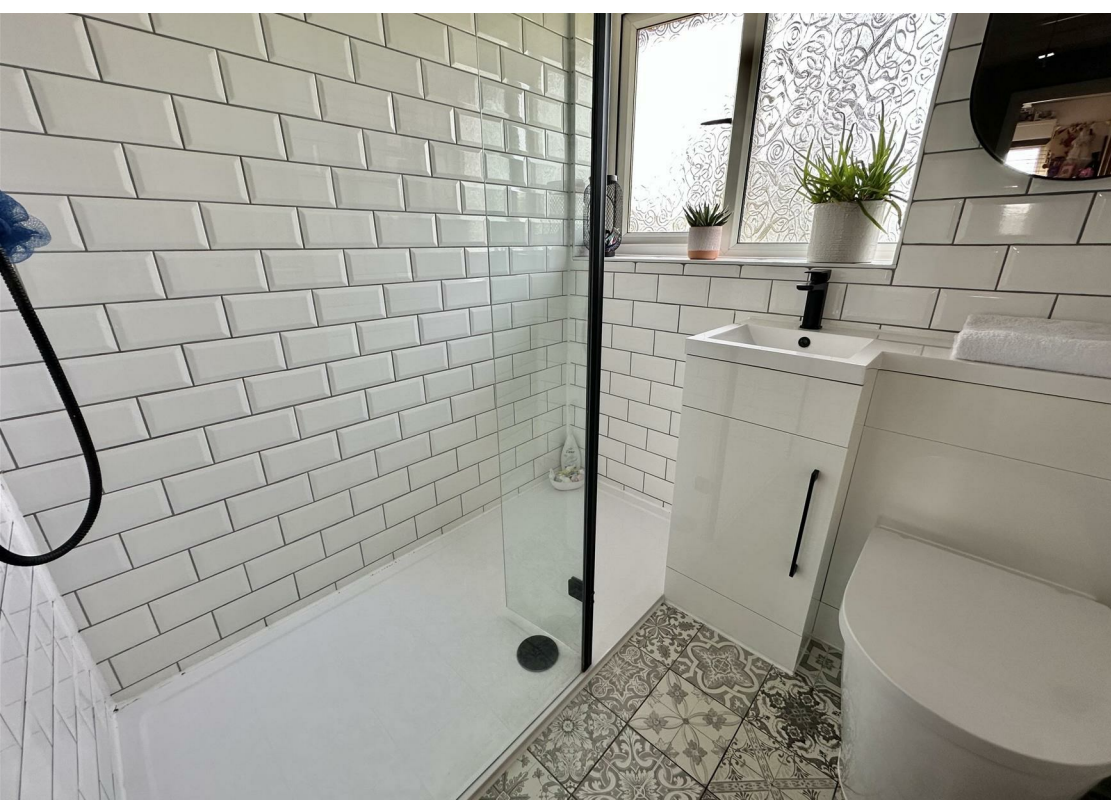
### ONLINE CONVEYANCING SERVICES:

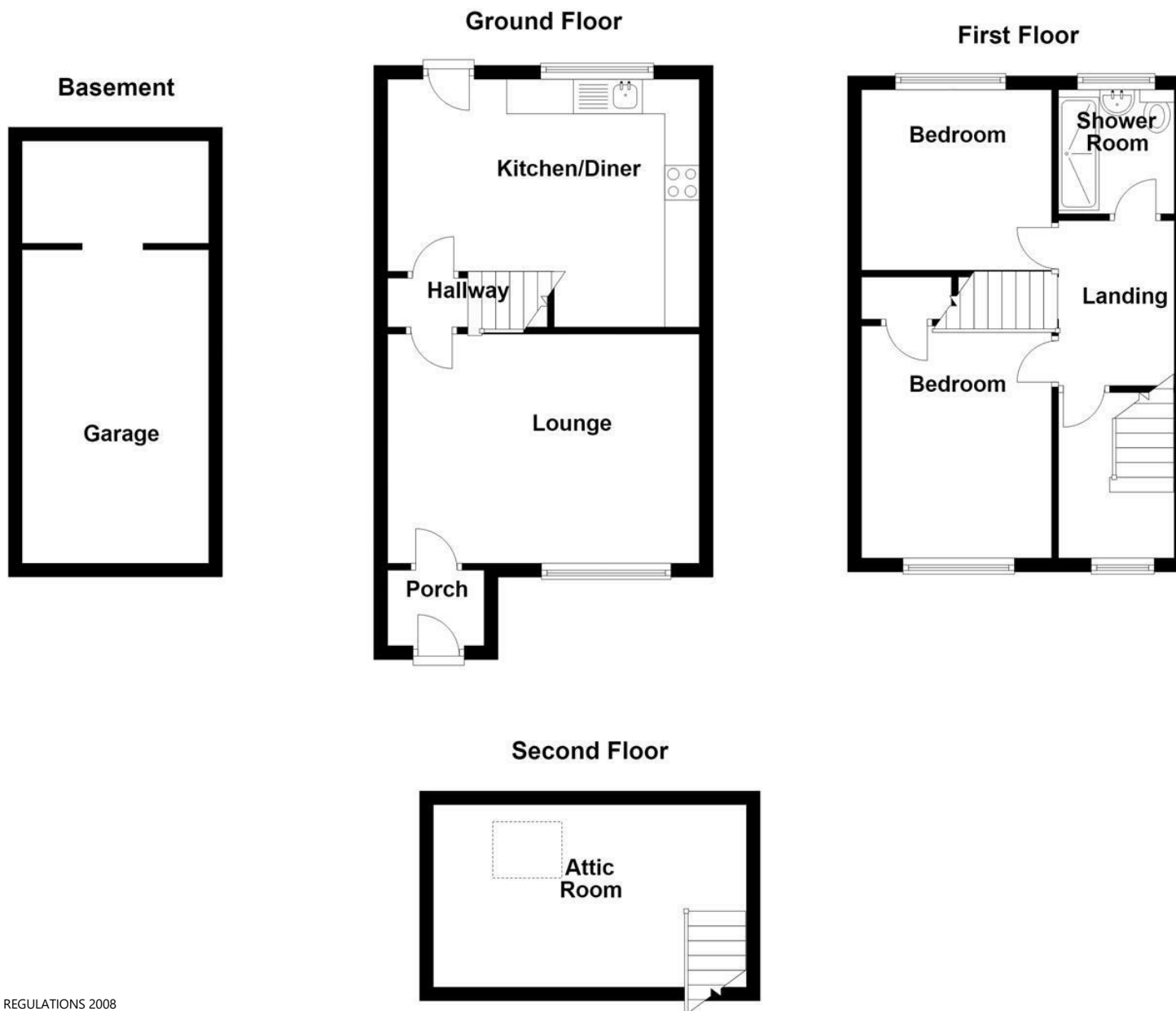
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

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





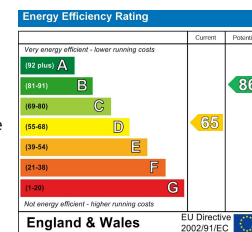


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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