



16 Lee Road, Ravensthorpe, Dewsbury, WF13 3AX  
£150,000

**bramleys**



Situated in an ever popular location is the good sized and traditional semi detached house. The three bedoomed accommodation also has two groundfloor reception rooms and generous gardens to front and rear. This ideal family home has been priced to reflect the updating works required and is available with no onward chain. An early viewing is strongly recommended to appreciate the potential this property has to offer.



## GROUND FLOOR

### Entrance Hall

### Lounge

13'3" x 12'9" (4.06 x 3.91)

Located to the front and having a uPVC double glazed window and a central heating radiator. To one wall is a tiled fireplace with fitted fire..



### Dining Room

9'11" x 9'11" (3.03 x 3.04)

Having a uPVC double glazed window overlooking the rear and a tiled fireplace with gas fire.



### Kitchen

9'10" x 8'8" (3.0 x 2.65)

Fitted with wall and base units , work surfaces and inset sink unit with drainer. A uPVC double glazed window overlooks the rear.

### Walkway

Accessed from the Kitchen via a uPVC double glazed door and having uPVC exterior doors to both the front and rear gardens. The walkway also provides access to two good sized walk in store cupboards.

## FIRST FLOOR

### Landing

Leading to bedrooms and bathroom.

### Bedroom 1

13'3" x 11'8" (4.05 x 3.58)

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



### Bedroom 2

10'0" x 10'0" (3.05 x 3.05)

Overlooking the rear via a uPVC double glazed window and having a central heating radiator.

## Bedroom 3

9'11" x 7'1" (3.04 x 2.18)

Incorporating the bulkhead and having a uPVC double glazed window to the front.

## Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, a wash basin and a WC.

## OUTSIDE

To the front of the property is a lawned garden with pathway and outer hedging. To the rear is a good sized lawned garden with outer store and open aspect to the rear.

## 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 A

## 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.**

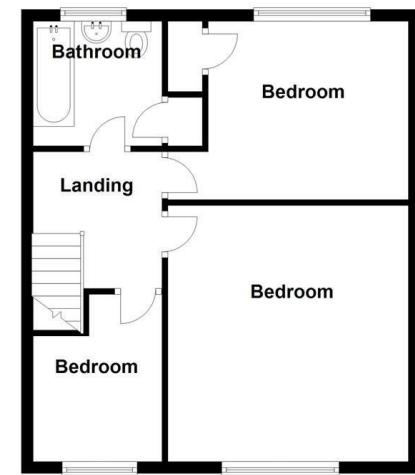
## ONLINE CONVEYANCING SERVICES:

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



First 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(68-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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