

7 Byron Grove, Dewsbury, WF13 4QZ

Offers Over £270,000

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An early viewing is strongly recommended to appreciate this good sized and well presented semi detached house. The property has been recently refurbished and updated by the current vendor and will make an ideal family home. Featuring uPVC double glazing, gas central heating system along with a contemporary kitchen, large modern lounge, utility area, groundfloor bathroom, conservatory extension and three first floor bedrooms, the master with ensuite wash room. Located on a generous plot with gardens, lengthy driveway providing ample off road parking and a single garage. Situated within easy reach of local amenities, well regarded schooling and major road and rail links.









GROUND FLOOR

Entrance Hall

Accessed via a side exterior door and having a central heating radiator and stairs to the first floor accommodation.

Lounge

16'1" x 14'1" (4.90m x 4.29m)

A spacious lounge overlooking the front of the property and having a uPVC window and a central heating radiator. There is feature panelling to the walls along with an electric flame effect fire.

Kitchen

15'2" x 12'7" (4.62m x 3.84m)

This impressive and recently installed kitchen has been fitted with a comprehensive range of wall and base units with complimentary work surfaces and splashbacks. Inset within the work surfaces is a stainless steel sink unit with mixer tap and drainer and a four ring hob with extractor over and built in under oven. There is a useful under stairs store cupboard, along with a vertical radiator. A door leads to the utility area.

Utility Area

With plumbing for a washing machine and providing additional storage space.

Dining Room conservatory extension

15'6" x 10'2" (4.72m x 3.10m)

Being open plan from the kitchen area, this versatile room looks over the rear and has a door on to the garden.

Bathroom

Furnished with a modern three piece suite comprising of a panelled bath with shower and screen over, a WC and a wash basin set within a vanity unit. There is panelling to the walls along with a central heating radiator and a uPVC window.











FIRST FLOOR

Landing

Having access to a boarded loft area.

Bedroom 1

12'6" x 10'4" (3.81m x 3.15m)

Located to the front and having a central heating radiator and a uPVC window.

Ensuite WC

Furnished with a WC and a wash basin set within a vanity unit. Having wall panelling and access to eaves storage space.

Bedroom 2

13'4" x 7'8" (4.06m x 2.34m)

A double bedroom with uPVC windows to the side and rear, and a central heating radiator.

Bedroom 3

10'4" x 8'5" (3.15m x 2.57m)

A good sized third bedroom with a uPVC window to the rear and a central heating radiator.

OUTSIDE

To the front of the property is a large garden with lawn, borders and outer walling. A side driveway provides ample off road parking for numerous vehicles and leads to a single garage with up and over door, power and lighting. To the rear is an enclosed low maintenance garden with lawn and pebbled area.

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 C

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.

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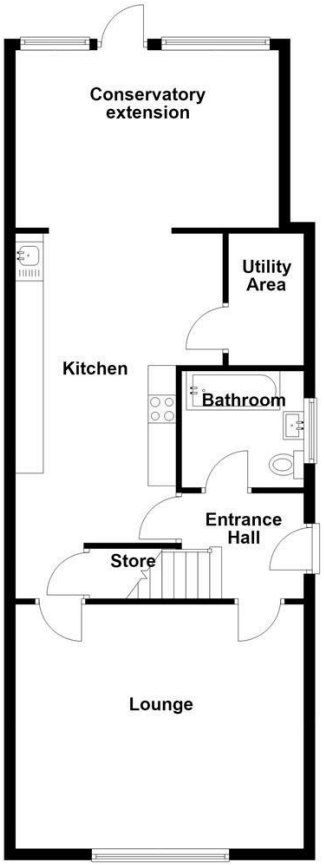
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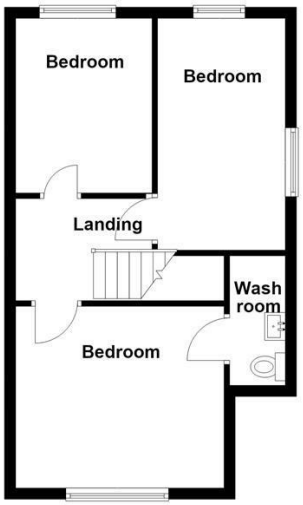


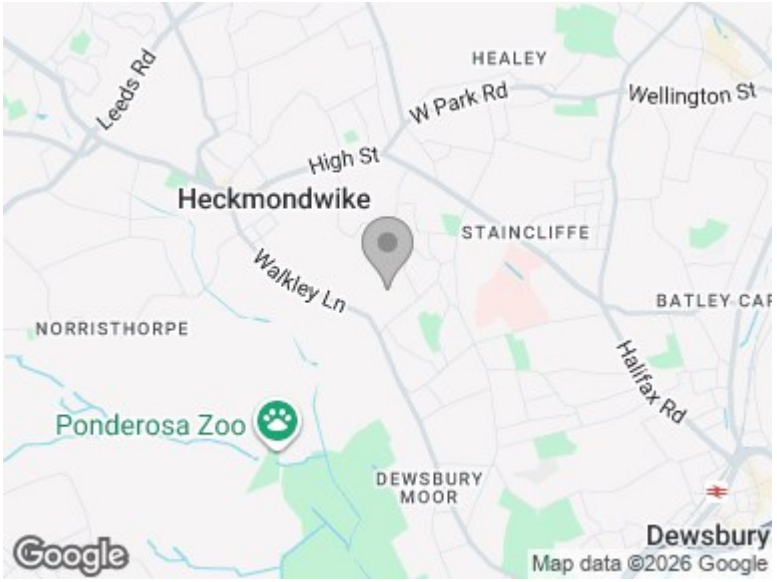


Ground Floor



First Floor



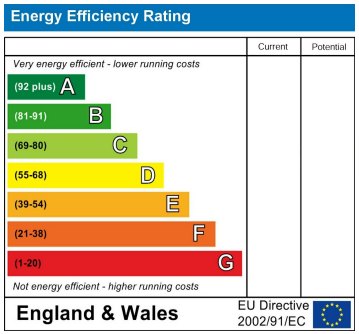


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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