



41A The Common, Dewsbury, WF12 0LJ
£170,000

bramleys



This beautifully presented 3 storey, end townhouse offers immaculate accommodation ready to move straight into. Enjoying an open rural view to the rear and being renovated to a high standard throughout. Having double glazing, gas fired central heating and accommodation comprising: lounge, dining kitchen, lower ground floor wc and sitting room/entertaining room which opens out onto the rear decking and garden and at first floor there are 2 bedrooms plus box room and a modern three piece bathroom. Having low maintenance gardens to front and rear and being well placed for amenities and bus routes.



GROUND FLOOR:

Lounge

13'1 x 12'9 (3.99m x 3.89m)

Having a feature limestone fireplace, laminate flooring, open staircase and a central heating radiator.

Dining Kitchen

12'9 x 10'5 (3.89m x 3.18m)

Having a range of gloss wall and base units with laminate working surfaces over and metro tiling, stainless steel sink unit and drainer, integrated oven and grill, 4 ring gas hob with extractor hood over, integrated dishwasher and space for a tall fridge freezer. The kitchen has laminate flooring, ceiling spotlights, 2 uPVC double glazed windows and access to the lower ground floor.



LOWER GROUND FLOOR:

Sitting Room/Entertainment Room

24'1 x 9'6 (7.34m x 2.90m)

This versatile room is a great space for entertaining with French doors opening out onto the rear garden. It has laminate flooring, 2 central heating radiators and fitted storage cupboards and a further cupboard which houses the Vokera central heating boiler. Tucked away in the corner is a utility area with space and plumbing for a washing machine with worktop and stacked dryer over. There is a separate external door and access to a wc.

WC

Having a modern two piece suite comprising wc and wash basin, sensor lighting and laminate flooring.



FIRST FLOOR:

Landing

Having a central heating radiator and access to the loft which is boarded.

Bedroom 1

12'9 x 8'6 (3.89m x 2.59m)

This double room has a central heating radiator and double glazed window.



Bedroom 2

8'6 x 7'1 (2.59m x 2.16m)

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

Box Room

5'9 x 5'4 (1.75m x 1.63m)

This room has a central heating radiator and a double glazed window.

Bathroom

Having a modern three piece suite comprising bath with glass screen and twin head thermostatic rainfall shower over, wc, pedestal wash hand basin, tiled walls and floor, spotlights to the ceiling and a frosted double glazed window.

OUTSIDE:

There is a low maintenance paved garden to the front and a decked area to the rear with artificial grassed section, ideal for entertaining and taking full advantage of the open view. On street parking to both front and 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.

DIRECTIONS:

Leave Mirfield via Huddersfield Road in the direction of Dewsbury, continue to the gyratory and take the right hand lane, turning right into Calder Road. Continue along the road which in turn becomes Ravensthorpe Road and at the mini roundabout go straight ahead into Lees Hall Road. Follow this road round and continue onto Ingham Road, at the junction turn right onto Slaithwaite Road which in turn becomes The Common where the property can be found.

TENURE:

Leasehold - Term: 999 years from 25/12/1904 Rent: £6.6s 0d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

Band A

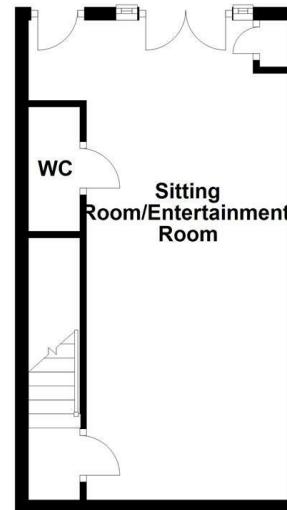
MORTGAGES:

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.

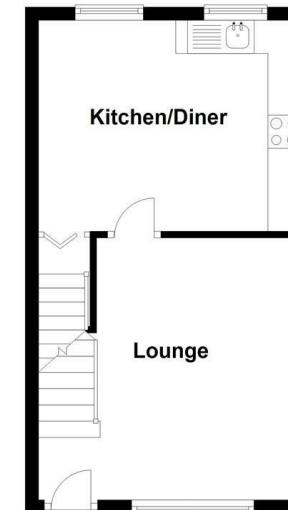
ONLINE CONVEYANCING SERVICES:

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.

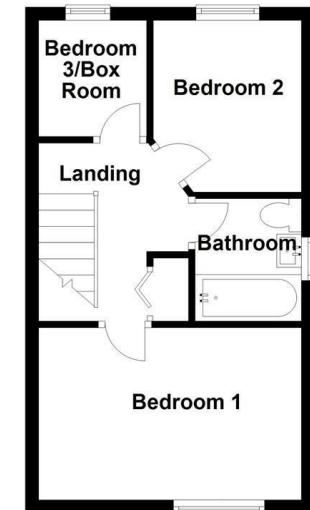
Lower Ground Floor



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

