



## 29 Princess Lane

Earlsheaton, Dewsbury, WF12 8HD

**O.I.R.O £145,000**

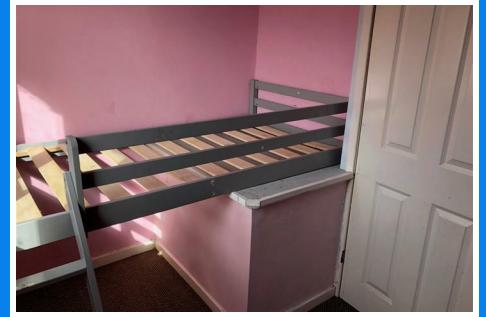




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**\*\* This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\***

A three-bedroom semi-detached family home located on Princess Lane in Dewsbury. This property boasts a reception room and separate kitchen diner.

With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The property also features a family bathroom with shower over bath.

This house is a fantastic renovation project for those looking to put their own stamp on a property and create their dream home. The spacious gardens to the front and rear provide a lovely outdoor space for gardening enthusiasts or for children to play in.

Parking will never be an issue with a driveway that can accommodate two vehicles, making trips to the nearby motorway convenient and stress-free.

Don't miss out on the opportunity to own this property in a great location. Contact us today to arrange a viewing.

## Entrance

### Living Room

A good sized living room with bay windows to the front of the property and french doors allowing lots of natural light. Understair cupboard storage and a chimney breast.

## Kitchen

L shaped kitchen with wall and base units and complementary worktops. Benefitting from tile splashback. Inset stainless steel sink and drainer and an integrated oven, hob and extractor fan. Space and plumbing for a washing machine.

## Conservatory

A good sized conservatory with french doors to the rear of the property, accessed through the kitchen/diner.

## First Floor Landing

### Bathroom

A family bathroom with wc, handbasin and bath with shower over. Part tiled.

### Bedroom One

A double bedroom.

### Bedroom Two

A small double

### Bedroom Three

A single bedroom

## External

Benefitting from a private driveway and gardens to the front and rear with great potential.

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Directions

For Satnav please use the postcode WF12 8HD.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



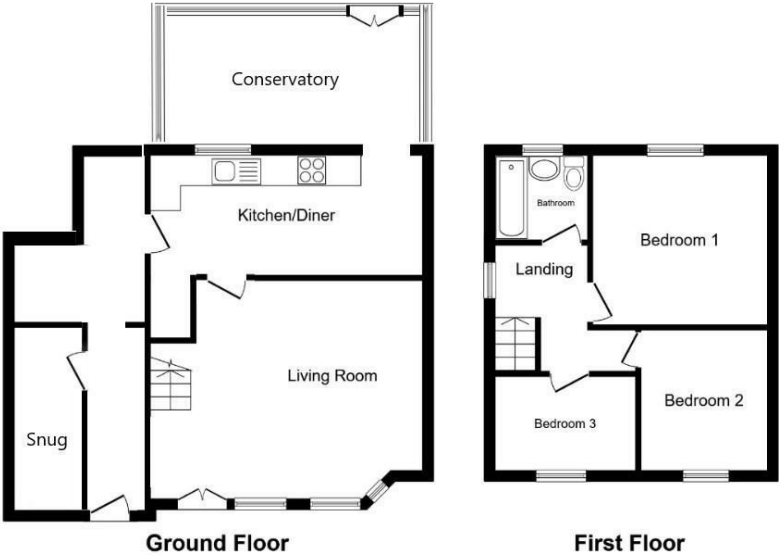
Hybrid Map



Terrain Map



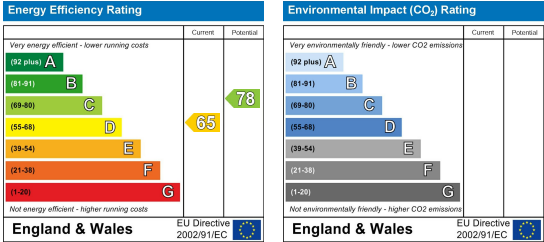
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.