



Willerton Close, Dewsbury WF12 7SH

welcome to

Willerton Close, Dewsbury

Guide Price £200,000 - £210,000 LOOKING FOR A WELL-PROPORTIONED PROPERTY, INSIDE AND OUT, IN A TUCKED AWAY CUL-DE-SAC LOCATION IN SHAW CROSS, DEWSBURY? THEN YOU'VE FOUND IT!



Guide Price £200,000-£210,000 Situated on the ever popular cul-de-sac of Willerton Close, Shaw Cross and offered with no chain is this two double bedroom (was originally three) chalet style semi-detached property. Benefiting from an entrance hallway, an amazing open plan 19ft lounge dining room perfect for all the family or entertaining, 11ft kitchen with integrated appliances, ground floor bathroom. Whilst to the upstairs there are two double bedrooms with fitted wardrobes and the main bedroom having en-suite shower facilities. Externally the property has front and rear gardens with the rear garden being a great size and mainly paved for low maintenance and facing in a westerly direction. There is a driveway to the front and side providing off street parking for multiple vehicles leading to the 19ft detached garage. The property is ideally situated for access to Dewsbury and Batley town centres, all local amenities, schooling, public transport and commuting to the larger towns and cities is done with ease via bus routes or the M1 & M62 motorway networks are nearby. William H Brown in Dewsbury advise a viewing at your earliest opportunity to avoid disappointment!

Entrance Hallway

Lounge Diner

19' x 15' 11" (5.79m x 4.85m)

Kitchen

11' 8" x 8' 5" (3.56m x 2.57m)

G/F Family Bathroom

Landing

Bedroom One

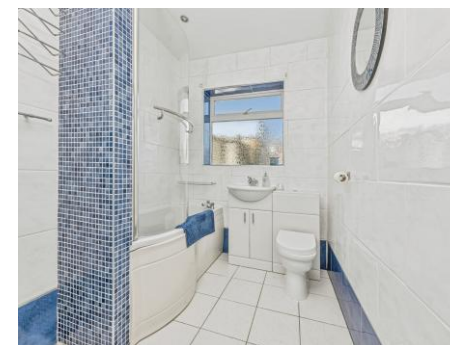
11' 10" x 11' 9" (3.61m x 3.58m)

Bedroom Two

11' 7" x 8' 5" (3.53m x 2.57m)

Detached Garage

19' 6" x 9' 7" (5.94m x 2.92m)



view this property online williamhbrown.co.uk/Property/DWS117378



welcome to

Willerton Close, Dewsbury

- Guide Price £200,000 - £210,000
- Two Double Bedroom Chalet Style Semi-Detached Property
- 19ft Open Plan Lounge Diner, G/F Bathroom
- En-Suite To Bedroom, Cul-De-Sac Location
- Driveway, Garage, Front & Rear Gardens, No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117378



Property Ref:
DWS117378 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk