



Wells Road, Dewsbury WF12 0LE

welcome to

Wells Road, Dewsbury

Guide Price £300,000 - £320,000 LOOKING FOR A DETACHED PROPERTY THAT IS SOMETHING A BIT DIFFERENT ARRANGED OVER THREE FLOORS WITH FABULOUS VIEWS TO THE REAR? THEN VIEW THIS BEAUTY!



Guide Price £300,000 - £320,000 Tucked away on Wells Road, Thornhill, Dewsbury with outstanding far reaching to the rear views across farmland, Dewsbury and beyond is this well-proportioned three / four double bedroom detached property offered with no onward chain. Arranged over three floors, the versatile accommodation benefits from, to the ground floor: an 18ft lounge, 10ft 2nd reception/bedroom, ground floor WC, 10ft kitchen, to the lower ground floor: 10ft utility room, shower room, 10ft home office/study/play room, access to the garage, and finally, the 1st / top floor has three double bedrooms (with the master being 19ft including a dressing area and fitted wardrobes) and the family bathroom with jacuzzi style bath no less! There is a low maintenance rear garden with sitting area to appreciate the views and also provides off street parking leading to the 18ft integral garage. All local amenities, schooling and bus routes are nearby. Don't miss this amazing opportunity. William H Brown in Dewsbury insist you arrange your viewing at your earliest convenience to avoid disappointment!

Disclaimer

Entrance Hallway

Lounge

18' 8" x 11' 9" (5.69m x 3.58m)

Reception Two / Bedroom

10' 8" x 9' 8" (3.25m x 2.95m)

Kitchen

10' 2" x 8' 9" (3.10m x 2.67m)

Utility Room

11' x 10' 5" (3.35m x 3.17m)

Home Office

10' x 8' 7" (3.05m x 2.62m)

Shower Room

Bedroom One

19' x 11' 7" (5.79m x 3.53m)

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Bedroom Three

10' 5" x 8' 9" (3.17m x 2.67m)

Family Bathroom

Integral Grage



view this property online williamhbrown.co.uk/Property/DWS117404



welcome to

Wells Road, Dewsbury

- Guide Price £300,000 - £320,000
- Four Double Bedroom Detached Property
- 18ft Lounge, 10ft Kitchen, 10ft Utility Room
- G/F WC, LGF Shower Room, F/F Bathroom
- Driveway, 18ft Integral Garage, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117404



Property Ref:
DWS117404 - 0004

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