



Cross Road, Dewsbury WF12 0ED

welcome to

Cross Road, Dewsbury

Guide Price £175,000 - £185,000 LOOKING FOR A THREE GOOD-SIZED BEDROOM PROPERTY THAT YOU CAN PUT YOUR STAMP ON? THEN LOOK NO FURTHER BUT BE QUICK...NO CHAIN!!



Guide Price £175,000 - £185,000 Offered for sale is this well-proportioned three bedroom semi-detached property situated on a great plot in the ever popular location of Thornhill, Dewsbury. The property benefits from a 14ft lounge, 17ft kitchen diner, three good-sized bedrooms and the family bathroom. Externally, the property has a driveway to the front leading to the 21ft detached garage and an enclosed rear garden. All local amenities, public transport and schooling are nearby. If you are looking for a property you can make your own and, in our opinion, extend (STPPs).... William H Brown in Dewsbury recommend that you view today to avoid disappointment as being sold with no chain and won't be on the market long! You have been warned!

Disclaimer

Lounge

14' 1" x 12' 9" (4.29m x 3.89m)

Kitchen Diner

17' 6" x 8' 6" (5.33m x 2.59m)

Landing

Bedroom One

12' 5" x 8' 2" (3.78m x 2.49m)

Bedroom Two

10' 4" x 8' 10" (3.15m x 2.69m)

Bedroom Three

9' 4" x 7' 1" MAX (Includes Bulkhead) (2.84m x 2.16m
MAX (Includes Bulkhead))

Family Bathroom

Detached Garage

21' 9" x 10' (6.63m x 3.05m)



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Cross Road, Dewsbury

- Guide Price £175,000 - £185,000
- Three Bedroom Semi-Detached Property
- 14ft Lounge, 17ft Kitchen Diner
- Driveway, Detached Garage
- Enclosed Rear Garden, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS118219



Property Ref:
DWS118219 - 0003

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.

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