



Moor End Lane, Dewsbury WF13 4PD

welcome to

Moor End Lane, Dewsbury

Guide Price £140,000 - £150,000 LOOKING TO FLEE THE NEST AND GET YOUR FTB? DOWNSIZE INTO SOMETHING A BIT SMALLER? OR WANTING A BUY TO LET? THEN THIS TICKS ALL OF THOSE BOXES.... VIEW TODAY! NO CHAIN...



Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation**Ground Floor
Entrance Hall:**

Leading to lounge & stairs to first floor.

Lounge

13' 11" x 13' (4.24m x 3.96m)

Diner

10' 8" x 10' (3.25m x 3.05m)

Kitchen

9' 11" x 6' 1" (3.02m x 1.85m)

First Floor**Bedroom One**

14' 8" x 10' 8" (4.47m x 3.25m)

Bedroom Two

10' x 7' 6" (3.05m x 2.29m)

Shower Room

9' 10" x 8' 8" (3.00m x 2.64m)



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Moor End Lane, Dewsbury

- Guide Price £140,000 - £150,000
- Two Double Bedroom Mid Terrace Property
- 13ft Lounge, 16ft Kitchen Diner
- Front & Rear Gardens
- No Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS118218](https://www.williamhbrown.co.uk/Property/DWS118218)



Property Ref:
DWS118218 - 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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