DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



907 Leeds Road, Dewsbury, West Yorkshire, WF12 7HU

A beautifully presented semi-detached property, extended to the rear, offering spacious living accommodation and enjoying fabulous far-reaching views over open countryside. Having three bedrooms, three reception rooms, garage and off-street parking it would make an ideal family home and is offered for sale with NO ONWARD CHAIN.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk

907 Leeds Road, Dewsbury, West Yorkshire, WF12 7HU

Asking Price: £250,000



General Remarks

Ideally located in a popular residential area, this three-bedroom semi-detached family home is tastefully decorated throughout and offers spacious living accommodation. With excellent transport links and conveniently positioned for commuting it is certain to appeal to a wide variety of potential buyers, and a viewing is essential to fully appreciate everything this fabulous property has to offer.

The ground floor accommodation comprises; - front entrance hall with staircase to the first floor, spacious living room which enjoys plenty of natural light through the feature bay window overlooking the front garden and having double doors that open to the dining room. The ground floor has been thoughtfully extended to create a sun-room which is open plan to the dining room and flows through to the kitchen completed by a utility cupboard and guest WC.

The well-appointed kitchen has fitted wall and base units, ample worktop space, breakfast bar and integrated appliances include – gas hob, electric oven, extractor, fridge and freezer. The utility cupboard has plumbing for a washing machine.

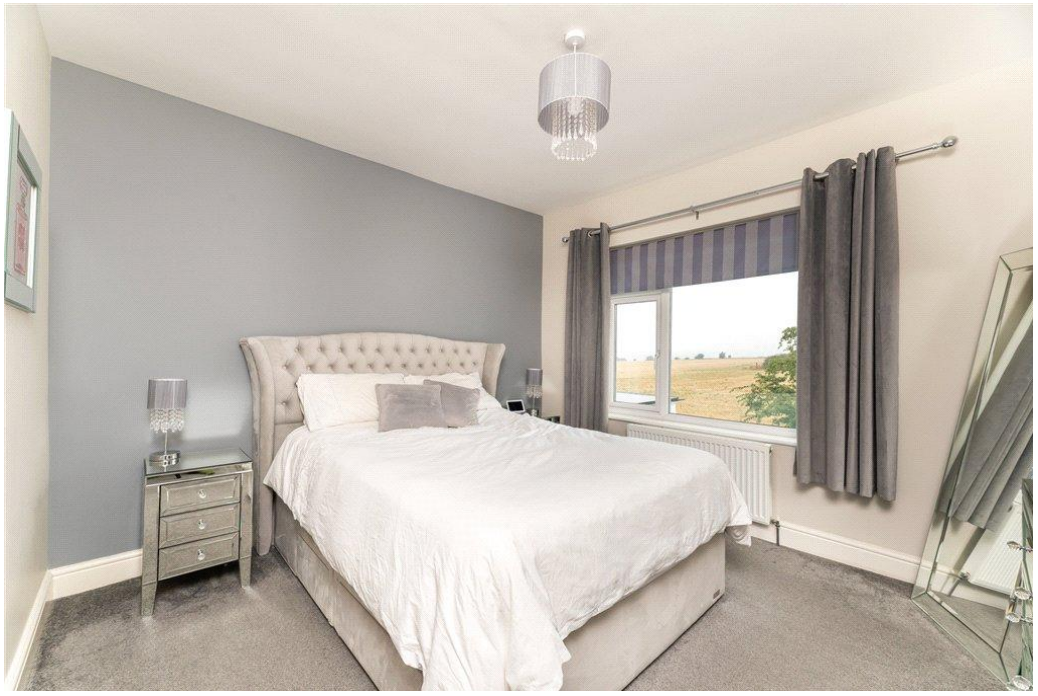
On the first floor there are three bedrooms, two of which are doubles, one having fitted wardrobes. The third bedroom would be ideal as an office for anyone working from home or a nursery/cot room. The bathroom is fully tiled and has a modern three-piece suite comprising; -P-shaped bath with shower over, shower screen, WC and wash basin. The landing provides access to a part-boarded loft which offers a useful additional storage space.

Externally, to the front of the property the block paved driveway is double width and provides off-street parking. The rear garden is mainly laid to lawn and is complete with a garage which has fitted light and power.


home
love



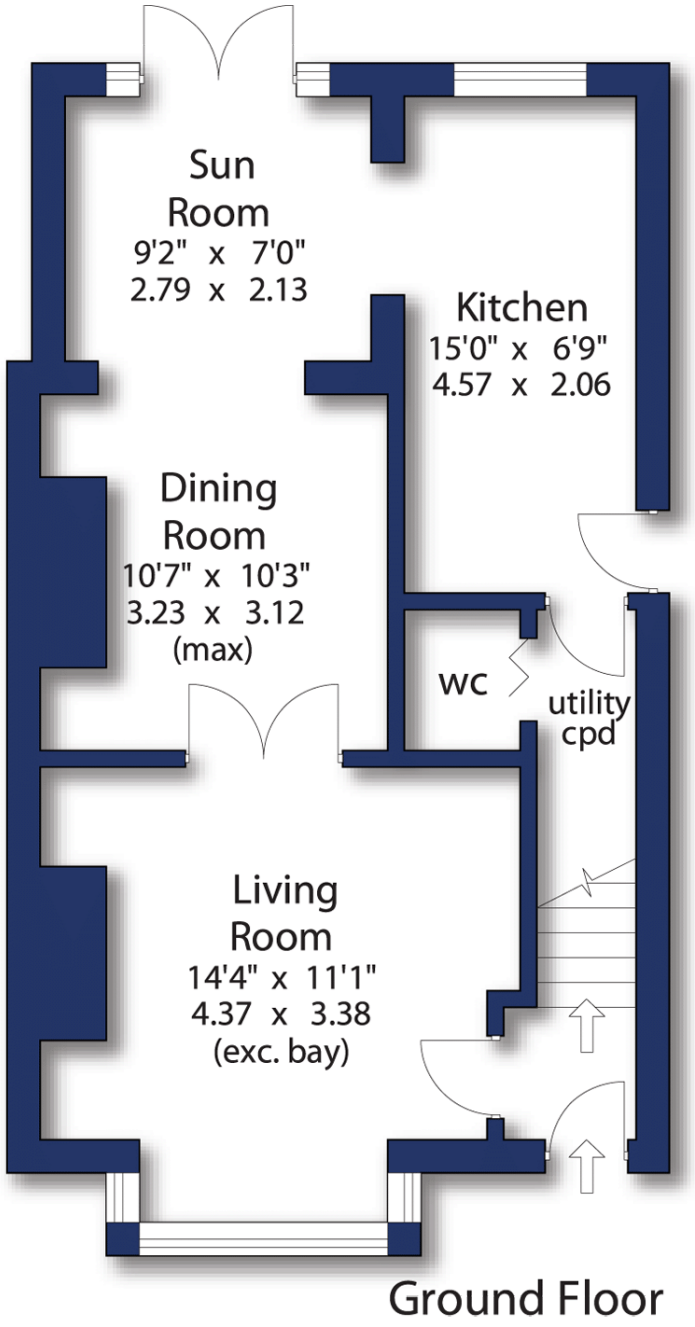


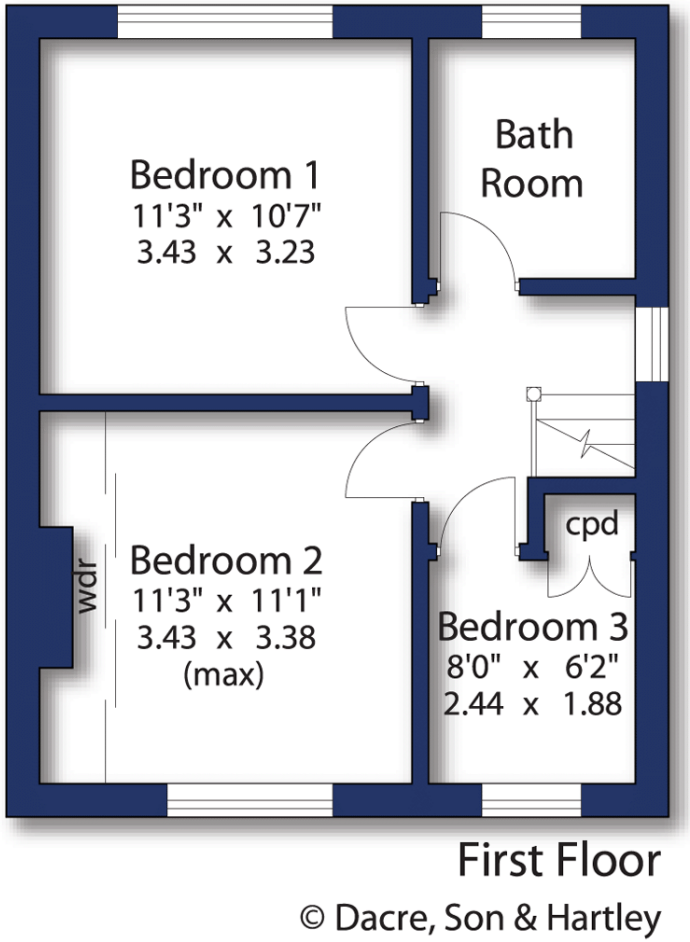






Floorplans





© Dacre, Son & Hartley



Local Authority & Council Tax Band

- Kirklees Council
- Council Tax Band is currently C

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

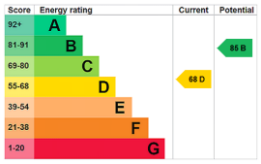
Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.
Dacres Ref: MOR260094

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

ARRANGE A VIEWING
Call 0113 322 6333 or email
morley@dacres.co.uk

