



4 Armitage Buildings, Dewsbury, West Yorkshire, WF12 7JP

A deceptively spacious end-terrace house ideally situated in a popular residential area with excellent transport links and good local amenities. Having four bedrooms, a downstairs shower room, upstairs bathroom and a fabulous outdoor space it would make an ideal family home and a viewing is essential to fully appreciate everything this fabulous property has to offer.

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Asking Price: £299,995

General Remarks

This four-bedroom, end-terrace house is tastefully decorated throughout and offers spacious, versatile living accommodation complemented by ample off-street parking and a large outdoor area. Ideally situated in a small cul-de-sac it enjoys a high degree of privacy and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance porch opening into a spacious, full width dining kitchen with family area, living room with French doors to the rear garden, orangery, shower room, utility room.

The well-appointed kitchen has fitted wall and base units, plenty of worktop space, useful storage cupboard and integrated appliances include – gas hob and double oven. The utility room has fitted units, plumbing for a washing machine and space for a tumble dryer.



On the first floor there are four double bedrooms, two of which benefit from having fitted wardrobes. The house bathroom is fully tiled and has a modern, four-piece suite including bath and shower cubicle. The landing provides access to a part boarded loft which has fitted lighting, ladder and offers a useful additional storage space.

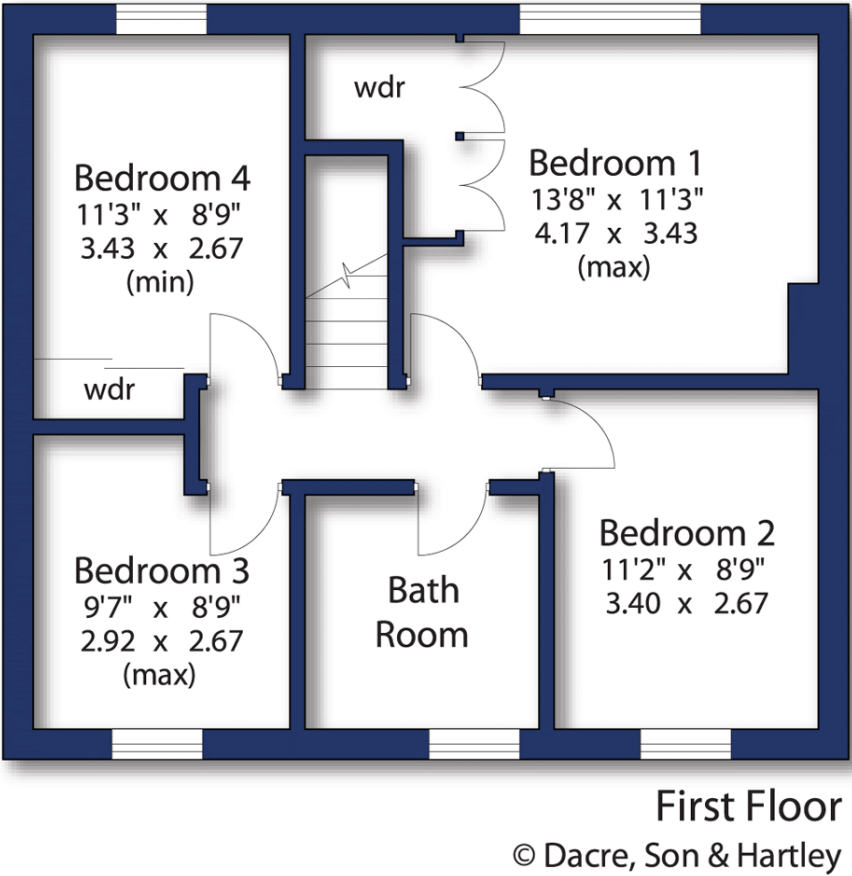
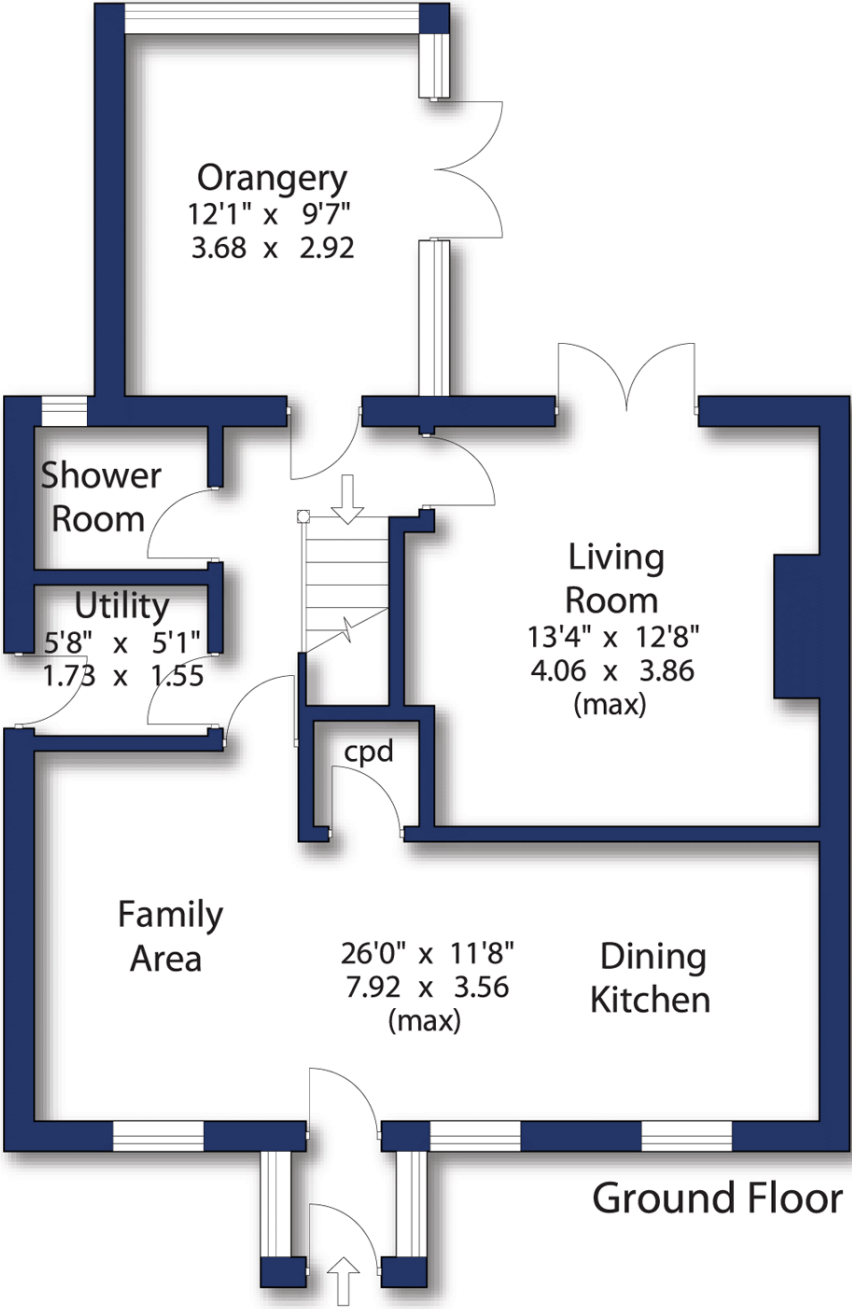
Externally, to the front of the property there is ample off-street parking and to the rear and side there is a fully enclosed garden which is mainly laid to lawn and completed by a generous patio which is the perfect space for relaxing or enjoying a barbecue.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently A

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 **ARRANGE A VIEWING**
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morley@dacres.co.uk

