



Leeds Road, Dewsbury WF12 7HU

welcome to

Leeds Road, Dewsbury

READY TO MAKE THIS HOUSE YOUR FOREVER HOME? IT'S READY AND WAITING FOR YOU! Don't miss this great opportunity.. arrange your viewing today!



Situated on the ever popular Leeds Road is this three bedroom semi-detached property benefiting from an lounge with bay window, 2nd reception room / dining room, kitchen, two double and one single bedroom to the first floor with a family bathroom. Externally, the property has a driveway to the front and side for multiple vehicles leading to the detached garage and rear garden. The property is perfectly positioned for access to Dewsbury and Batley town centres, all local amenities, schooling, public transport and commuting to the larger towns and cities can be done with ease as the M1 & M62 motorway networks are nearby. William H Brown in Dewsbury advise a viewing at your earliest opportunity to avoid disappointment as offered with no chain!



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welcome to Leeds Road

- Three Bedroom Semi-Detached Property
- Two Reception Rooms
- Downstairs Wc
- Driveway to front and side
- Rear Garden

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

guide price
£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS118118 - 0002

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.



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