

local  
properties

buy • sell • let



**10 Dewsbury Gate Road**  
**Dewsbury, WF13 4DD**

**£149,950**

**Freehold**

\*\*\*\* THREE BEDROOM TERRACE - READY TO MOVE INTO - NEW KITCHEN FITTED 2024 - REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID - NO CHAIN \*\*\*\* This property has gas central heating and PVC double glazing and comprises: entrance vestibule, recently fitted dining kitchen, cellar, landing, three bedrooms, bathroom. There is an enclosed garden to the rear and on street parking. It is conveniently located within approximately half a mile of Dewsbury Town Centre giving easy access to Dewsbury & District Hospital, neighbouring towns and the nearby motorway network. In our opinion, this property would suit a small family and viewing is recommended.



• THREE BEDROOM TERRACE HOUSE • NEW KITCHEN FITTED 2024 • REDECORATED THROUGHOUT

### ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

### LOUNGE

14'10" x 14'1"

Tiled fireplace surround. Window to front. Radiator.

### DINING KITCHEN

14'1" x 7'9"

With recently fitted base and wall units incorporating steel sink unit. Tiled splashbacks. Ceramic hob, electric oven and extractor hood. Plumbing for automatic washing machine. Access to cellar. Door and window to rear. Radiator.

### CELLAR

Providing extra storage space.

### LANDING

Storage cupboard. Access to loft.

### BEDROOM ONE

14'7" x 10'6"

Window to front. Radiator.

### BEDROOM TWO

11'3" x 7'9"

Window to rear. Radiator.

### BEDROOM THREE

11'8" x 6'6"

Window to front. Radiator.

### BATHROOM

Part tiled with three piece suit comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Window to rear.

### EXTERIOR

Small garden to the front of the property. Enclosed rear garden which is paved with lawned area. On street parking to the front.

### DIRECTIONS

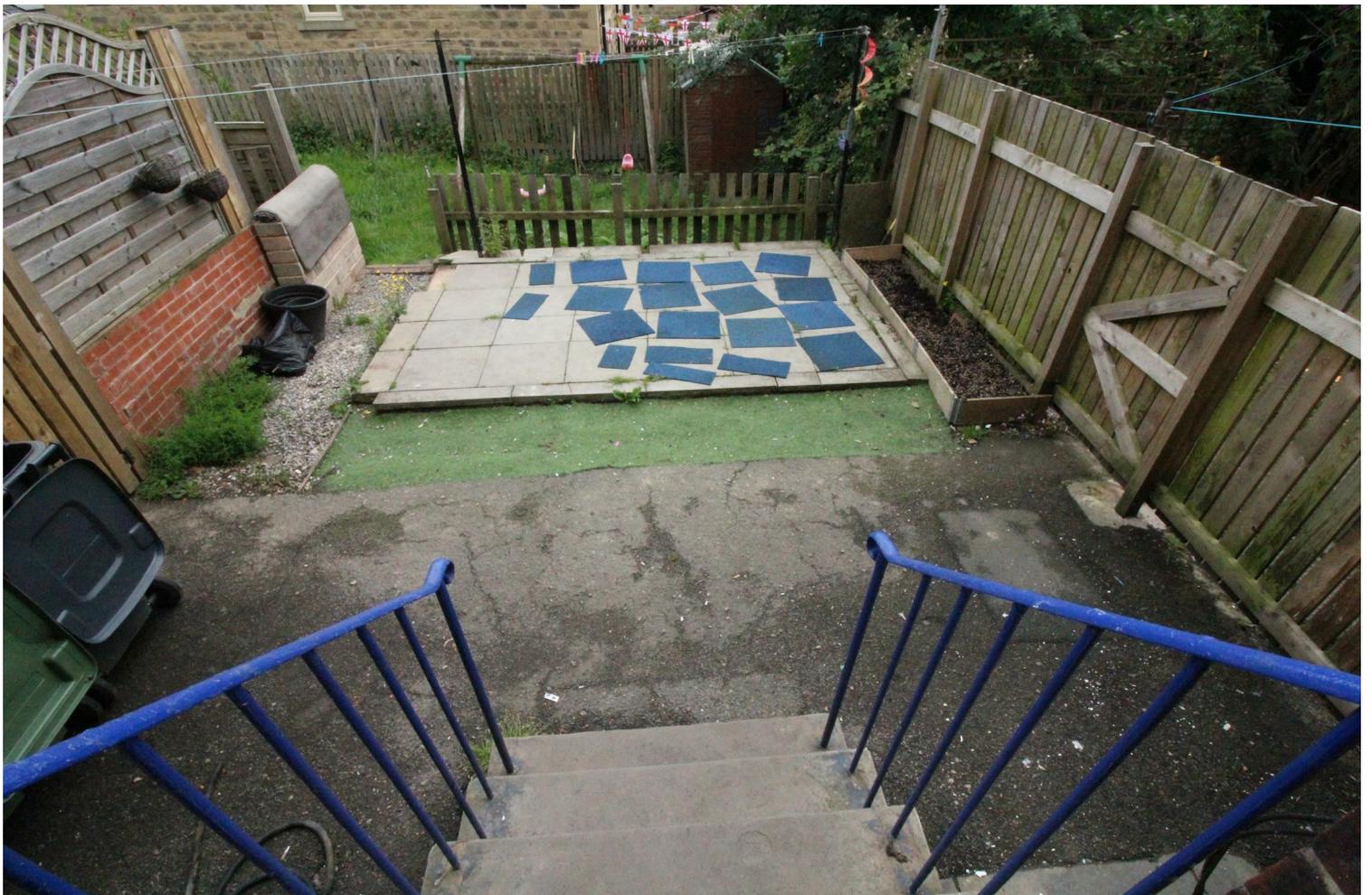
From Dewsbury Town Centre, proceed along Halifax Road and turn right at the traffic lights at the Butcher's Arms Public House onto Dewsbury Gate Road. Number 10 can be found on the left hand side, signified by our For Sale board.



- NEW FLOOR COVERINGS LAID
- LOUNGE & DINING KITCHEN
- ENCLOSED REAR GAREN
- ON STREET PARKING



• CLOSE TO DEWSBURY & DISTRICT HOSPITAL • EPC - • NO CHAIN

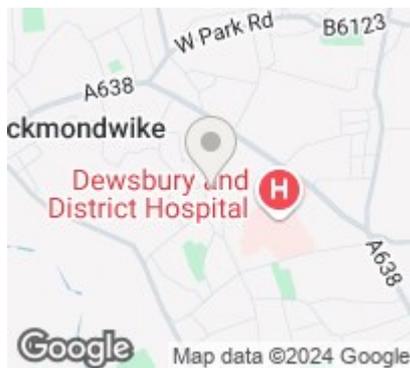




## Additional Information

**Local Authority** - Kirklees Council  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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