

# bramleys



4 Short Street  
Dewsbury  
WF12 8NF

£125,000

*Professionalism with Independence*



110 Huddersfield Road, Mirfield, WF14 8AF  
t: 01924 495334

*This well maintained 3 bedroom semi-detached family home would make an ideal purchase for the first time buyer/young family, offering accommodation ready to move straight into. Having tasteful decor, modern fixtures and fittings, conservatory extension, gas fired central heating and uPVC double glazing with accommodation comprising: entrance porch, entrance hall, lounge, dining room, kitchen with integrated oven and hob, 3 bedrooms (2 doubles 1 single) and bathroom. Outside there are well maintained lawned gardens, driveway and attached garage. Ideally located for both Ossett and Dewsbury town centres, local amenities which are within walking distance and good access to public transport links including train station and motorway network.*

The accommodation briefly comprises:-

#### GROUND FLOOR:

##### Porch

A uPVC entrance door gives access to the entrance porch. The entrance porch has a further internal door which gives access to the entrance hall.

##### Entrance Hall

Having a central heating radiator and staircase rising to the first floor level.

##### Lounge

3.71m x 4.55m (12'2" x 14'11")

Having laminate flooring, central heating radiator, ceiling coving, contemporary electric pebble effect fire and uPVC double glazed window to the front elevation. The lounge is open plan to the dining room.



##### Dining Room

2.72m x 2.41m (8'11" x 7'11")

Having sliding patio doors to the conservatory, laminate flooring, central heating radiator and access to the kitchen.



##### Kitchen

2.06m x 2.29m (6'9" x 7'6")

Having part tiled walls and range of modern wall and base units with working surfaces, ceramic sink, integrated electric oven, gas hob with extractor fan over and space and plumbing for a washing machine. There is a central heating radiator, useful understair store/pantry, laminate flooring and Upvc windows to the side and rear elevations.



##### Conservatory

3.73m x 2.67m (12'3" x 8'9")

This useful addition to the property has a central heating radiator, laminate flooring, central ceiling fan and French doors to the side.



#### FIRST FLOOR:

##### Landing

Having a Upvc window the side elevation, access to the loft space and a fitted cupboard over the staircase which provides storage and houses the Ideal central heating boiler.

##### Bedroom 1

4.24m x 2.69m (13'11" x 8'10")

Having a central heating radiator and Upvc double glazed window to the front elevation.





### Bedroom 2

2.69m x 3.02m (8'10" x 9'11")

Having a central heating radiator and Upvc double glazed window to the rear elevation.



### Bedroom 3

2.13m x 1.80m (7'0" x 5'11")

Having a central heating radiator and Upvc double glazed window to the front elevation.



### Bathroom

Having full tiling to the walls and fitted with a modern three piece suite comprising panelled bath with rainfall shower attachment over and separate hand shower, low flush wc, hand wash basin, chrome ladder style radiator and Upvc double glazed window to the side elevation.



### OUTSIDE:

To the front is a block paved driveway which leads to an attached single garage with up and over door and rear personal door. The garage has internal power, lighting and a central heating radiator. There is a lawned garden to the front and private, larger lawned garden to the rear with paved patio area, raised gravelled borders and exterior feature lighting.



### COUNCIL TAX BAND:

B

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01924 495334. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

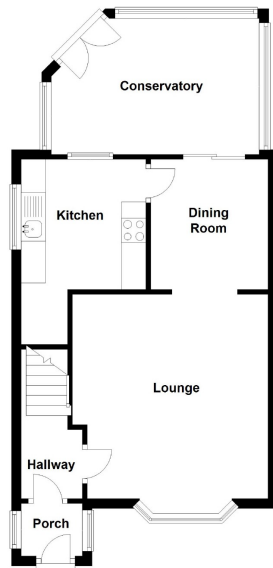
### ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

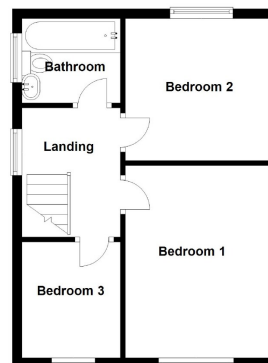
### DIRECTIONS:

Leave Bramleys Mirfield office via Huddersfield Road (A644) continue to Dewsbury, continue onto Webster Hill/A638. Turn right onto Wakefield Road (A638), turn right onto High Road and continue onto Town Street, turn right onto Ossett Lane and then left onto Mill Lane, right onto Short Street where the property can be found.

Ground Floor



First Floor



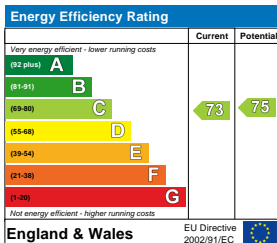
## Energy Performance Certificate



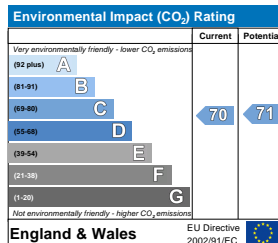
4, Short Street  
DEWSBURY  
WF12 8NF

Dwelling type: Semi-detached house  
Date of assessment: 25 November 2009  
Date of certificate: 25 November 2009  
Reference number: 9177-2805-6599-0021-7681  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 68 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	226 kWh/m <sup>2</sup> per year	219 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.5 tonnes per year	2.5 tonnes per year
Lighting	£62 per year	£34 per year
Heating	£390 per year	£395 per year
Hot water	£84 per year	£84 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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