



Leeds Road, Dewsbury, WF12

£79,950

None

Tenure: Freehold, **Bedrooms:** 2

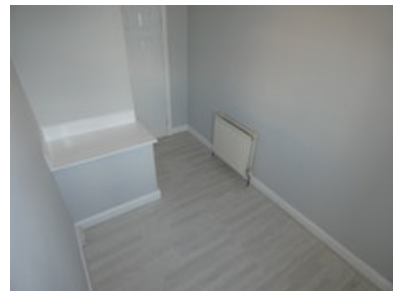
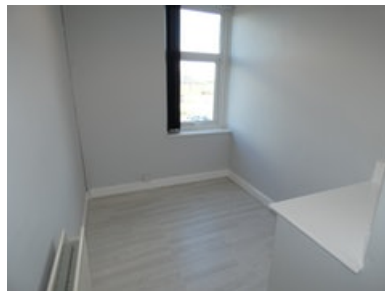
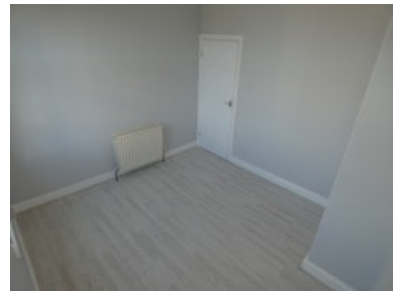
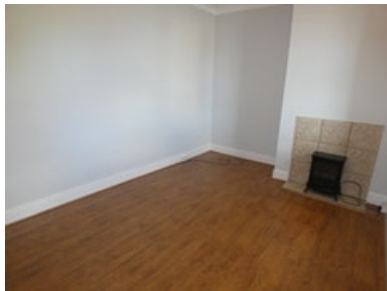
Housesimple are pleased to present this TWO BEDROOM END-TERRACED house for sale on Leeds Road, Dewsbury, West Yorkshire, WF12 7QH. Offered with NO ONWARD CHAIN and VACANT POSSESSION, the property benefits from having TWO DOUBLE BEDROOMS, MODERN KITCHEN & BATHROOM, G

Key features:

- TWO BEDROOM END-TERRACED HOUSE
- NO ONWARD CHAIN
- VACANT POSSESSION
- MODERN KITCHEN & BATHROOM
- CELLAR
- GAS CENTRAL HEATING & DOUBLE GLAZING
- PERFECT FOR FIRST TIME BUYERS
- USEFUL TRANSPORT LINKS
- LOCAL AMENITIES

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band A (£906.29 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Housesimple are pleased to present this TWO BEDROOM END-TERRACED front, back-to-back house for sale on Leeds Road, Dewsbury, West Yorkshire, WF12 7QH. Offered with NO ONWARD CHAIN and VACANT POSSESSION, the property benefits from having TWO DOUBLE BEDROOMS, MODERN KITCHEN & BATHROOM, GAS CENTRAL HEATING and DOUBLE GLAZING! Within an affordable price range, this property would be a PERFECT PURCHASE FOR FIRST TIME BUYERS looking for a modern, maintainable property they can move straight into! The property could also potentially interest BUY TO LET LANDLORDS as an investment opportunity!

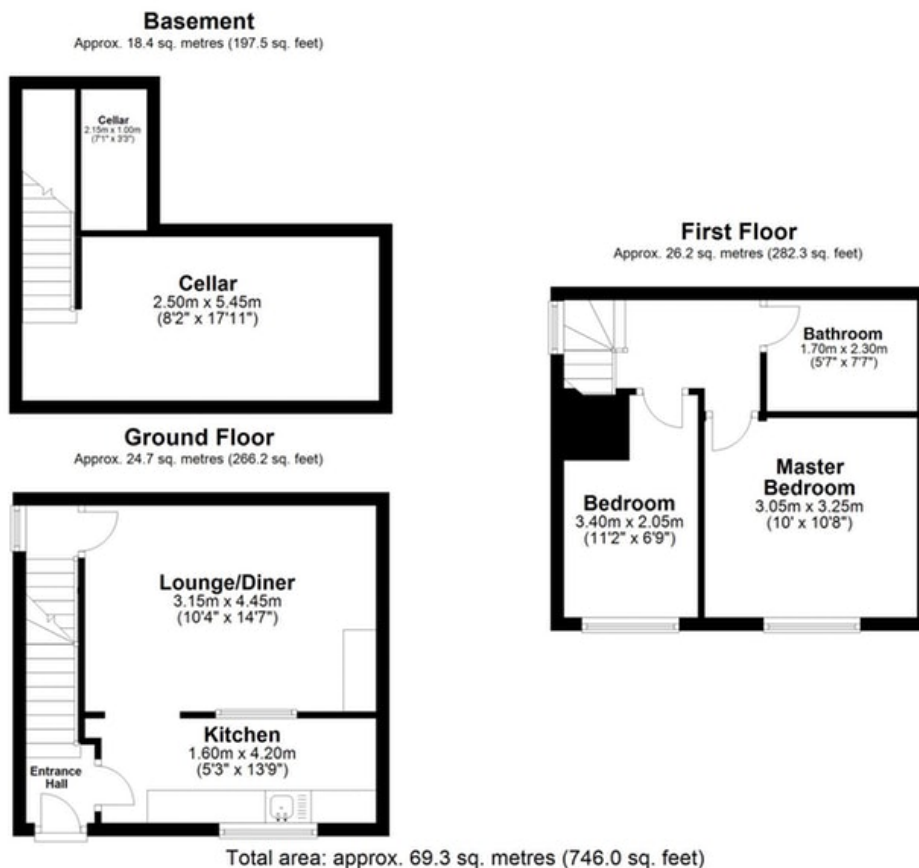
The property is set over three floors with the ground floor comprising of the Entrance Hall, Kitchen, Lounge & Diner. The first floor includes the Master Bedroom, Second Bedroom and House Bathroom. There is also a cellar which is useful for extra storage! To the front of the property is a small garden area and a walkway to the entrance of the house. Overall, the property is presented in a neutral, modern condition - a blank canvas which makes it very to decorate to your own personal taste!

All room sizes can be found on the floorplan provided. Please note, this is to be used as a guide only.

The property can be located on Leeds Road which provides good transport links onto the M62 and A638. Various bus stops within walking distance and the closest train station would be Batley Train Station, WF17 5SZ (1.1 miles). A selection of both primary and high schools as well as other local amenities such as supermarkets like Asda and Tesco's, general shops, off licenses, restaurants, takeaways, petrol stations and many more!

For any further information or to arrange a viewing then please contact Housesimple.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

668, Leeds Road, DEWSBURY, WF12 7QH

Dwelling type: Enclosed-end-terrace house	Reference number: 0839-2875-7929-9893-1521
Date of assessment: 15 February 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 February 2017	Total floor area: 53 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,418
Over 3 years you could save	£ 951

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 114 over 3 years	
Heating	£ 1,995 over 3 years	£ 1,167 over 3 years	
Hot Water	£ 276 over 3 years	£ 186 over 3 years	
Totals	£ 2,418	£ 1,467	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - lower running costs</p>	<table border="1" style="font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">57</td><td style="text-align: center;">87</td></tr> </table>	Current	Potential	57	87	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
57	87					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 627
2 Floor insulation (suspended floor)	£800 - £1,200	£ 204
3 Low energy lighting for all fixed outlets	£10	£ 27

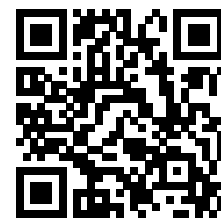
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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