



## **113 Moor End Lane, Dewsbury, West Yorkshire, WF13 4PD**

**NO CHAIN:** Lovely modern town house that we feel would make a perfect buy for first time buyer or for those looking to down size. Provides 2 bedrooms, with gardens and parking. Occupies a cul de sac location and is available with no onward chain. **NOT TO BE MISSED.**

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £150,000**

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**KITCHEN 11'8" x 8'5" (3.56m x 2.57m)**

Well equipped Kitchen with a range of modern base and wall units, worktops and sink unit. Built in oven, hob and extractor. Composite door.

**LOUNGE 18' x 11'8" (5.49m x 3.56m)**

Attractive feature fireplace with built in Living Flame gas fire. uPVC French doors leading to the garden.

**LANDING****BEDROOM 1 11'8" x 8'5" (3.56m x 2.57m)****BEDROOM 2 11'8" x 8'5" (3.56m x 2.57m)**

**BATHROOM/W.C.** 3 piece white bathroom suite with mixer shower attachment and shower screen. Heated towel rail.

**OUTSIDE** Garden to front with parking for 2 cars. Pleasant, enclosed garden to the rear with decking terrace and garden shed.

**NB** The Sellers of this property are related to a member of staff of Robert Watts.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

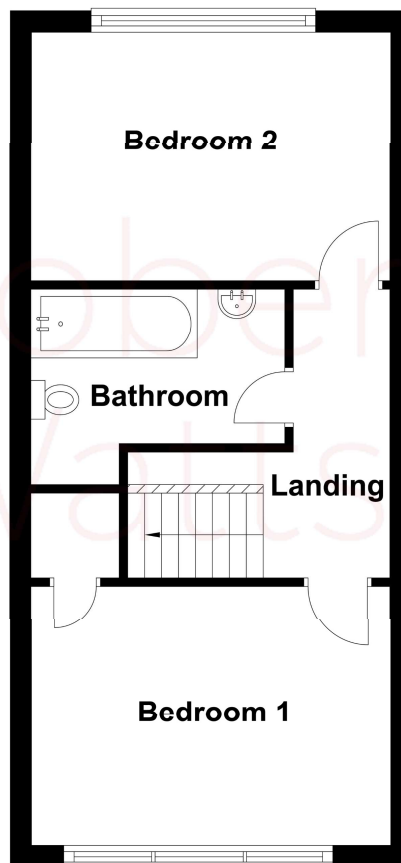




## Ground Floor



## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		