



146 Old Bank Road, Earlsheaton, Dewsbury, West Yorkshire, WF12 7AQ

A four bedroom detached home located in this highly popular location with a GOOD SIZED FOOTPRINT of circa. 1,227 sqft. Offering easy access to the local schools and amenities including Earlsheaton Technology College and the park and within 1 mile of Dewsbury town centre, this makes a great FAMILY HOME. Requiring cosmetic improvement but priced to reflect and sold with NO CHAIN it comprises two reception rooms, breakfast kitchen, WC, four bedrooms and bathroom. Benefitting from a lawned gardens to the front and rear with driveway off street parking and detached garage. Benefits from GCH & uPVC DG.

Asking Price £285,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

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HALL Useful under stairs storage cupboard.

WC WC and sink.

LOUNGE 15'9" x 12'10" (4.8m x 3.9m)

Fireplace and living flame gas fire.

BREAKFAST KITCHEN 14'9" x 10'6" max (4.5m x 3.2m max)

Modest range of wall and base units, worktops and inset sink. Integral double electric oven and 4 ring gas hob and extractor and plumbing for auto washer. Cupboard housing boiler.

DINING ROOM 12'6" x 10'6" max (3.8m x 3.2m max)

BEDROOM ONE 15'1" x 11'6" max (4.6m x 3.5m max)

Fitted wardrobes and dressing table.

BEDROOM TWO 11'10" x 11'6" max (3.6m x 3.5m max)

Fitted wardrobes and dressing table.

BEDROOM THREE 11'2" x 6'11" (3.4m x 2.1m)

BEDROOM FOUR 8'10" x 7'10" (2.7m x 2.4m)

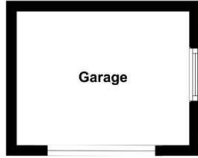
Storage cupboard.

BATHROOM Three piece suite with electric shower over bath, wc and sink with storage cupboard.

OUTSIDE Lawned gardens to both front and rear with an open aspect to the front. Driveway parking to the side leading to a detached garage.

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.

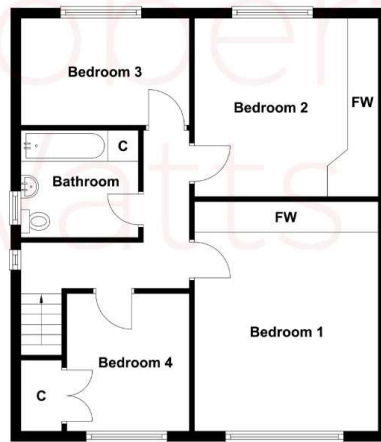




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 878878
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