



7 Lyndale Mews, Staincliffe, Dewsbury, WF13 4BU

Situated on this popular small cul-de-sac just off Kilpin Hill Lane and offering easy access to Heckmondwike and Dewsbury Country Park as well as being within the catchment of the well regarded grammar school, is this WELL PRESENTED THREE BEDROOM end townhouse. Ideal for FTB's or growing families it is ready to move in within little upfront cost and is sold with NO CHAIN. Comprising hall, lounge, dining room, modern kitchen, two double and one single bedroom and bathroom. Benefiting from a pleasant low maintenance rear garden, front garden and a single garage on a separate plot to the side. Benefits from far reaching views to the front, GCH & uPVC DG.

Asking Price £175,000

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ENTRANCE HALL

LOUNGE 15'1" x 11'2" (4.6m x 3.4m)

Fireplace and gas fire.

DINING ROOM 8'6" x 7'7" (2.6m x 2.3m)

Archway to lounge.

KITCHEN 11'6" x 6'7" max (3.5m x 2m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and four ring gas hob. Plumbing for auto washer, useful pantry and door to rear.

The partition wall to the dining room could easily be removed to create an open plan dining kitchen, subject to planning.

BEDROOM ONE 12'10" x 7'10" (3.9m x 2.4m)

Featuring far reaching views over the valley to the front.

BEDROOM TWO 10'10" x 7'10" (3.3m x 2.4m)

BEDROOM THREE 7'7" x 6'3" (2.3m x 1.9m)

BATHROOM Three piece suite comprising electric shower over bath, wc and hand wash basin. Tiling to walls, useful storage cupboard and chrome heated towel rail.

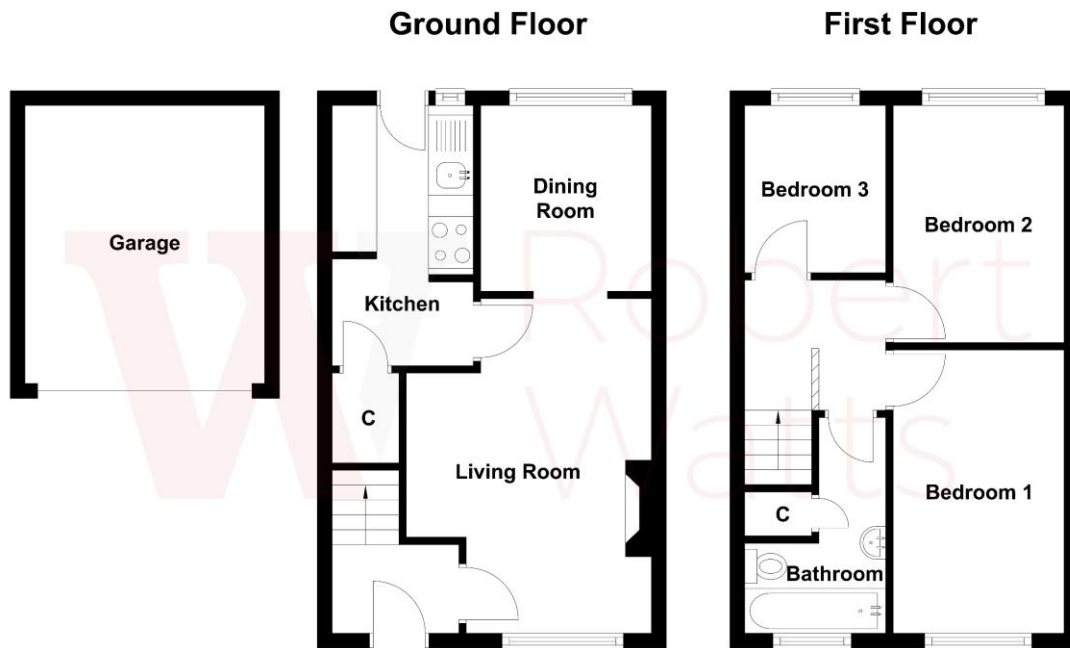
EXTERIOR The property benefits from lawned garden and paved patio to the rear. Low maintenance gravelled garden to the front. Garage located on separate plot.

OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





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

		69 C	85 B
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