



Wheat Close, Dewsbury, West Yorkshire

**£97,000**

New to the market is this 2 bed mid town house, situated in a Cul De Sac and located in a quiet part of Dewsbury. The property briefly comprises; lounge, kitchen/diner, one double bedroom, one single bedroom, a family bathroom and an insulated loft. The property also benefits from off street parking, an enclosed rear garden, uPVC double glazing and gas central heating throughout. The property is close to local amenities with good commuter access to neighbouring towns and would make an ideal home for a first time buyer. An early viewing is essential to fully appreciate what this tastefully decorated property has to offer.

**Dewsbury**

Northgate, Dewsbury, West Yorkshire, WF13 1DS

**01924 450 550** dewsbury@reedrains.co.uk

**Wheat Close, Dewsbury, West Yorkshire**

### **Entrance**

Enter through the uPVC double glazed door and into the property. This area features carpeted flooring, a ceiling light, a gas central heated radiator, carpeted stairs in front leading up to the first floor and a door on the left, which leads into the lounge.

### **Lounge 13'1" x 10'2" (Maximum)**

A cosy and well presented lounge, which features neutral colours, carpeted flooring, a ceiling light, a gas central heated radiator, a uPVC double glazed window facing the front elevation and a door, which leads into the property's kitchen/dining area.

### **Kitchen / Dining Room 13'2" x 8'11"**

A tastefully decorated and neat kitchen/dining area which features, lino flooring, a gas central heated radiator, one 3 bar ceiling spot light above the dining area and one 4 bar ceiling spot light above the kitchen area.

The kitchen which is part wall tiled benefits from an integrated gas cooker and electric oven, a one and a half bowl sink with mixer taps, modern wall and base units with complimenting work tops, an under stair storage cupboard, a uPVC double glazed window facing the rear elevation and uPVC double glazed french doors leading out onto the patio area.

### **Landing**

Up the carpeted staircase and onto the landing. This area allows access to the two bedrooms, the family bathroom, a storage cupboard which currently houses the immersion tank and the insulated loft which features loft ladders.

### **Bedroom One 13'0" x 10'6" (Maximum)**

The well presented main bedroom, which is a double bedroom features, carpeted flooring, a ceiling light, a gas central heated radiator and two uPVC double glazed windows facing the front elevation.

### **Bedroom Two 9'3" x 6'9" (Excluding Wardrobes)**

The second bedroom, which is a single bedroom features, carpeted flooring, a ceiling light, a gas central heated radiator and a uPVC double glazed window facing the rear elevation. Space has been well utilised in this room as it also benefits from a fitted wardrobe.

### **Family Bathroom**

The family bathroom, which is fully floor and wall tiled features, a three piece white suite, which consists of a low flush w/c, a pedestal sink and a bath with an overhead shower. The bathroom also benefits from a ceiling light, an extractor fan, a gas central heated radiator and a uPVC double glazed window facing the rear elevation.

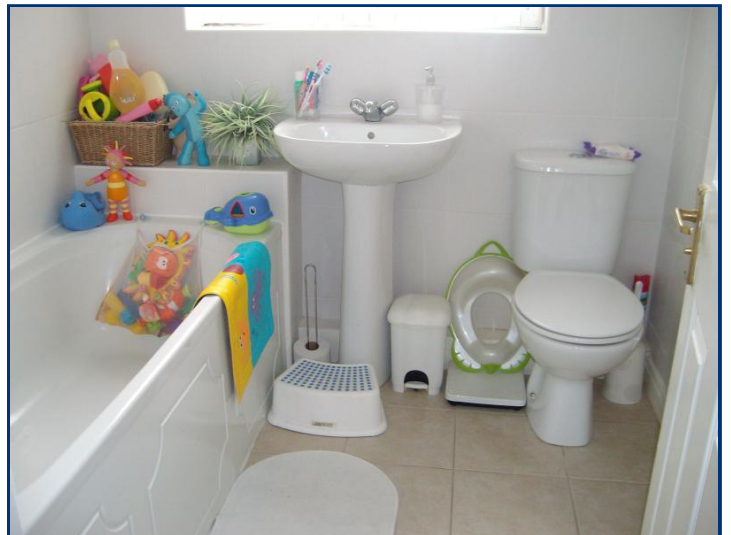
### **External**

To the front of the property is a block paved driveway allowing for off street parking.

To the rear is a paved patio area, with a part lawned garden and shrubs to the sides. Paving also leads up to the property's shed to finish off this well maintained rear garden.

### **Directions**

From the Dewsbury Ring Road, turn left onto Halifax Road. Turn left onto Willans Road and continue onto Moorlands Road. Follow the road round onto Boothroyd Lane. Cross the junction straight ahead onto Church Lane and drive right to the end. Turn right onto Heckmondwike Road and then turn left down onto Spen View. Follow the road round and at the roundabout take the second exit, then turn left onto Wheat Close, where the property can be found at the end of the road.



Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	79
England, Wales & N.Ireland Directive 2002/91/EC			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
England, Wales & N.Ireland Directive 2002/91/EC			

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

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 will be.