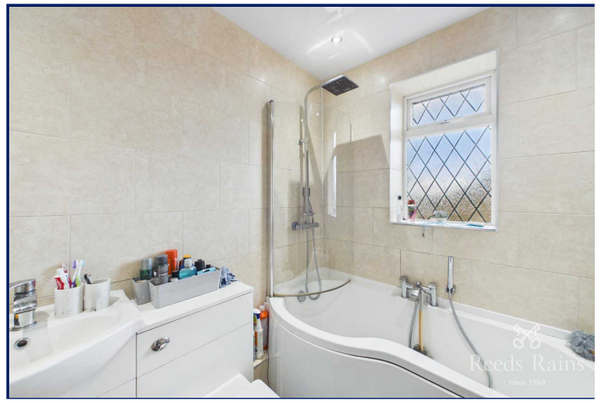




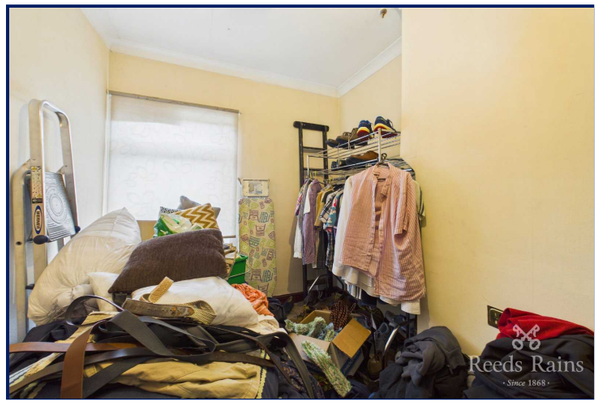












The Combs, Dewsbury, West Yorkshire, WF12

Offers in the region of:
£137,000 Freehold

Reeds Rains

reedsrains.co.uk

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Offers in the region of: £137,000 Freehold

Council Tax Band: A
EPC Rating: TBC

Situated in the popular residential area of Thornhill, Dewsbury, this well-presented two-bedroom property offers spacious accommodation throughout, combining traditional features with everyday practicality. The property benefits from high ceilings, a generously sized living room, a fitted kitchen with integrated appliances, two well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys an enclosed rear patio area with gated access and an allocated parking space...

Entrance Hall
Entering through a PVC double-glazed entrance door with frosted glazing and an additional frosted window above, allowing natural light to flow into the welcoming entrance hallway. The hallway benefits from high ceilings and a gas central heating radiator, with a staircase directly ahead leading to the first floor and access to the living room positioned to the left.

Living Room
A generously proportioned living room featuring attractive ceiling coving and a PVC double-glazed window overlooking the front aspect, allowing an abundance of natural light to fill the space. The room benefits from decorative wooden dado rail panelling extending around the walls, adding character and charm. A wooden fireplace surround with a marble-effect hearth provides an attractive focal point, complemented by a gas central heating radiator. The room offers ample space for a range of living room furniture.

Kitchen
A spacious and practical kitchen offering a range of fitted wall and base units, providing ample cupboard and storage space. The kitchen benefits from an integrated oven, gas hob and extractor fan, alongside useful understairs storage. A PVC double-glazed window overlooks the rear aspect, allowing natural light into the room, while a gas central heating radiator is discreetly housed behind decorative wooden covers. A PVC double-glazed rear entrance door with frosted glazing and an additional glazed panel above provides direct access to the rear patio area.

1st Floor Landing
A carpeted first floor landing providing access to both bedrooms and the family bathroom. A PVC double-glazed window allows natural light into the space, while additional features include a gas central heating radiator and recessed LED ceiling spotlights.

Bedroom One
A generously sized double bedroom featuring high ceilings and a PVC double-glazed window overlooking the rear aspect, allowing plenty of natural light into the room. The bedroom also benefits from a gas central heating radiator and offers ample space for bedroom furniture.

Bedroom Two
A well-proportioned second bedroom featuring high ceilings and attractive decorative ceiling coving, adding character to the room. A PVC double-glazed window overlooks the front aspect, allowing natural light throughout. The room is carpeted and offers versatile accommodation, suitable for use as a bedroom, guest room or home office.

Bathroom
A family bathroom fitted with a three-piece suite comprising a panelled bath with overhead shower, wash hand basin set within a vanity unit and a low-level flush WC. The bathroom benefits from floor-to-ceiling wall tiling, providing a practical and attractive finish. A PVC double-glazed frosted window overlooking the front aspect provides natural light and privacy, while a heated towel radiator completes the room.

Exterior
To the rear of the property is an enclosed patio area, bordered by fencing and brick-built walls, creating a practical outdoor space suitable for seating and entertaining. The patio also benefits from an outside water tap and gated access. Steps lead up towards the rear parking area, where the property benefits from an allocated parking space, providing convenient off-road parking.

Agent Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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