



2 bed terraced house to buy in

Lees Hall Road, Dewsbury, West Yorkshire,
WF12 9HB

£120,000 Starting Bid

H x 2 **D x 1** **B x 1**

Tenure

Freehold

On Street parking

Garden

Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ LOUNGE & SEPARATE MODERN KITCHEN
- ✓ TWO BEDROOMS WITH OCCASIONAL ROOM
- ✓ NO CHAIN
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This well built two-bedroom mid-terraced house seamlessly blends traditional charm with contemporary comfort. The inviting stone facade and period features create an appealing first impression, complemented by a neatly maintained front garden. Step inside to discover a spacious lounge with wooden flooring, exposed brick fireplace, and decorative wallpaper, all bathed in natural light from large windows with stylish blinds. The open plan kitchen and dining area boasts sleek modern units, ample countertop space, and a stainless steel range cooker. French doors provide direct access to the private garden, making indoor-outdoor living a delightful feature. Upstairs, two well-proportioned bedrooms offer tranquil retreats, with the second having an additional study room, while a modern bathroom impresses with marble tiling, a walk-in shower, sleek vanity unit, and contemporary fixtures.

Additional benefits include the dedicated study area, ideal for working from home or as a hobby space, and a welcoming hallway with a large decorative mirror that enhances the sense of space. The private rear garden features a low-maintenance patio, decked seating area, lush lawn, secure fencing, and a garden shed for added storage. With a cosy wood burning stove, rustic beams, and thoughtfully designed interiors, this property offers exceptional comfort and style, making it perfect for professionals, couples, or small families seeking a ready-to-move-into home.

BOUNDARIES & OWNERSHIP

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Lees Hall Road, Thornhill Lees, Dewsbury, WF12 9HB

Total Area: 75.4 m² ... 812 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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