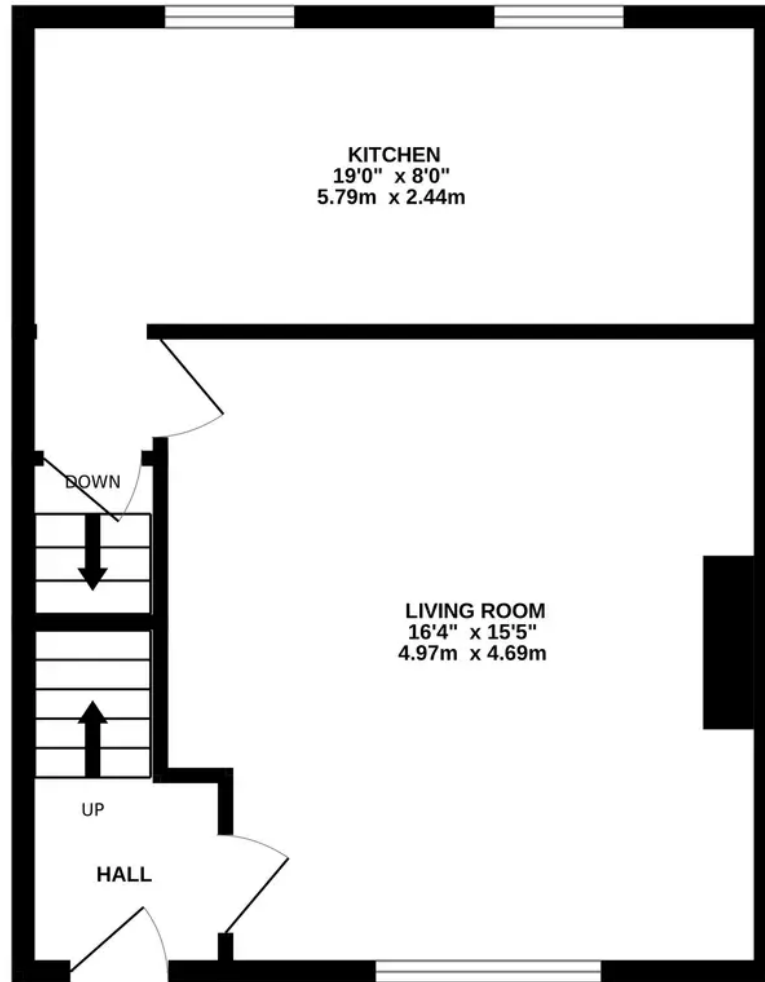




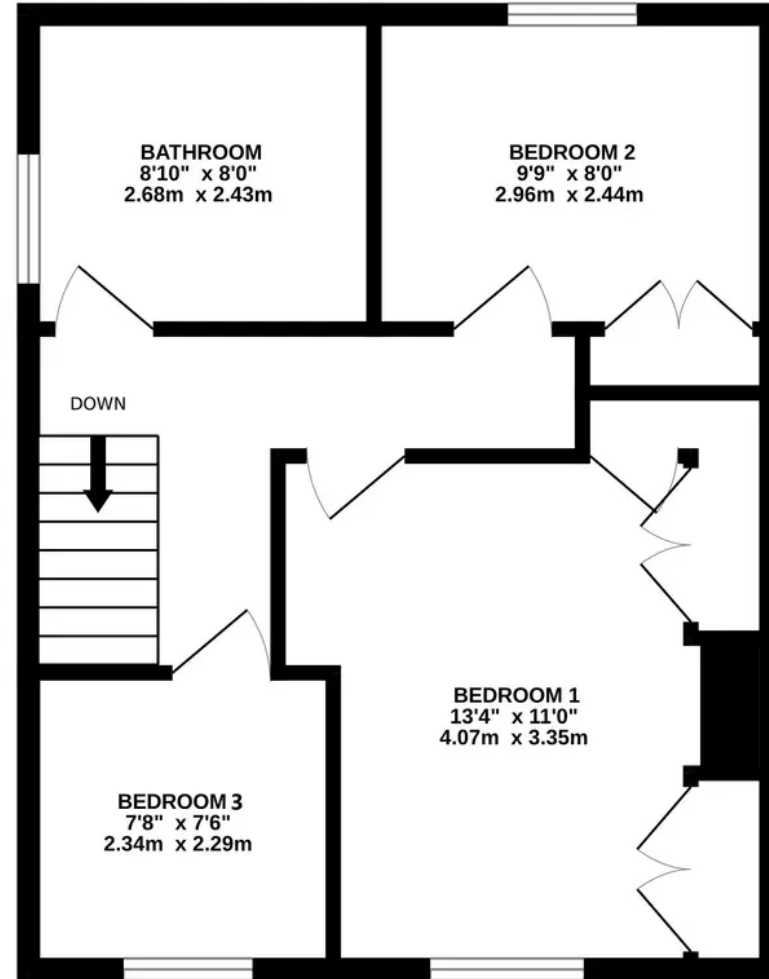
28 Church Street, Ravensthorpe
Dewsbury

Offers Over **£150,000**

GROUND FLOOR



1ST FLOOR



CHURCH STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Church Street

Ravensthorpe, Dewsbury

Investment opportunity!

Three bed detached family home in popular Ravensthorpe area. Easy access to commuter links, schools, and amenities. Includes cellar, and low maintenance yard.

Best and Final Offers method please submit all offers to the selling agents, on or before 12 noon on Friday 23rd February 2024.

Tenanted since Sep 2010 for further details on the tenancy please ask the sellers agents for further information. Also the neighbouring commercial yard and workshop/industrial building is available under separate negotiation, again please contact the office for further information on 01924 361631.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





ENTRANCE

Enter into the property through a double glazed PVC stable style door with obscured glazed inserts into the entrance. A staircase rises to the first floor with wooden bannisters and there is a ceiling light point and multi panel timber and glazed door proceeds into the lounge.

LOUNGE

16' 4" x 15' 5" (4.97m x 4.69m)

The lounge is a generous proportioned light and airy reception room which features a double glazed window with leaded detailing to the front elevation. There is decorative coving to the ceilings, and an ornate rose ceiling light points. The room features decorative wall panelling and dado rail, three wall light points and the focal point of the room is an electric fireplace with decorative stone mantle surround, a multi panel timber and glazed door proceed to the inner vestibule which leads to the kitchen and to the cellar.

KITCHEN

19' 0" x 8' 0" (5.79m x 2.44m)

The kitchen features a range of fitted wall and base units with work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. There is space for a variety of white goods including a tall standing fridge and freezer unit, space and provisions for a dishwasher, automatic washing machine and for a condensing tumble dryer. There is an electric cooker point with integrated cooker hood over and tiling to the splash areas. There is a double glazed external door to the rear elevation with an adjoining double glazed window, a further bank of double glazed windows to the rear elevation and the breakfast kitchen also houses the property combination boiler.

LOWER GROUND FLOOR

Taking the stone stairwell from the inner vestibule, you reach the lower ground floor which open out into a large, cellar area which features lighting and power. There is Yorkshire stone, flagged flooring and various shelving for additional storage. Off of the main cellar area there is the original coal shoot which proceeds underneath the front patio to the property.

LANDING

Taking the staircase to the first floor, you reach the landing area which has multi panel doors providing access to three bedrooms and the house bathroom. There are three wall light points, a radiator, wooden banister, with balustrading under the stairwell head.

BEDROOM ONE

7' 8" x 7' 6" (2.34m x 2.29m)

Bedroom one is a generous proportioned double bedroom which has space for freestanding furniture. The room features a double glazed window to the front elevation with leaded detailing, a ceiling light point and radiator. The room also benefits from an array of fitted furniture which includes floor to ceiling built in wardrobes which have hanging rails and shelving and cupboards above. There is a dressing unit and matching drawer units.

BEDROOM TWO

9' 9" x 8' 0" (2.96m x 2.44m)

Bedroom two is a good size double bedroom which has space for freestanding furniture. The room features a double glazed window to the rear elevation with leaded detailing, a ceiling light point and radiator. The room also benefits from a fitted wardrobe.

BEDROOM THREE

7' 8" x 7' 6" (2.34m x 2.29m)

Bedroom three is a well-proportioned single bedroom which has space for freestanding furniture. There is a double glazed window with leaded detailing to the front elevation, and a ceiling light point.





BATHROOM

8' 10" x 8' 0" (2.68m x 2.43m)

The bathroom features a four piece suite which comprises of a wet room style shower, a double ended bath with tiled surround, low level W.C with push button flush and a wall hung wash hand basin. There is tiling to the splash areas, a double glazed window to the side elevation with obscured glass, a chrome ladder style radiator and extractor fan. There is decorative coving to the ceilings, and a ceiling light point.

ADDITIONAL INFORMATION

Please note the property has been tenanted since September 2010, for further details on the tenancy please ask the sellers agents for further information. The property is to be sold by the Best and Final Offers method, please submit all offers to the selling agents, on or before 12 noon on Friday 23rd February 2024.

FRONT GARDEN

Externally to the front, the property features a low maintenance garden area which features a gravelled area and various flagged, hard standings for garden furniture. There is part fenced, and part walled boundaries.

REAR GARDEN

Externally to the rear the property features a low maintenance flagged patio garden with fenced boundaries.



ADDITIONAL INFORMATION

The property has double glazing, external lighting. Carpets, curtains, and certain other available extras may be available by separate negotiation.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY

SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 24/01/2024



Simon Blyth Estate Agents

01226 731730

wakefield@simonblyth.co.uk

www.simonblyth.co.uk/

| Wakefield | Huddersfield | Holmfirth | Kirkburton | Penistone | Sheffield | Barnsley | Pontefract | Leeds | Halifax |
|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|-----------------|-----------------|-----------------|
| 01924 361631 | 01484 651878 | 01484 689689 | 01484 603399 | 01226 762400 | 01143 216 590 | 01226 731 730 | 01977 800259 | 0113 4689331 | 01422 417000 |