

71 Cornfield, Off Heckmondwike Road,

£125,000



- CASH BUYERS ONLY
- Semi-Detached House
- Two Bedrooms
- Lounge and Kitchen/Diner
- Enclosed Private Rear Patio Garden

- Driveway/Off-Road Parking
- End of Cul-De-Sac
- Lovely Family-Friendly Estate
- Close to Town Centre
- Ideal for Commuting

71 Cornfield, Off Heckmondwike Road, Dewsbury WF13 3UZ

MAIN DESCRIPTION

*** GUIDE PRICE £125,000 - £135,000 ***

*** EX-RENTAL QUCIK REQUIRED & CASH BUYERS ONLY ***

Stepping Stones are pleased to offer FOR SALE this Two Bedroom Semi-Detached House,. In brief the property comprises a Lounge and Kitchen/Diner, Two Bedrooms, Family Bathroom. There is a Driveway providing Off-Road Parking and Lawned Garden to the Side/Front and a Fully-Enclosed Private Garden with Patio and Raised Lawned Area to the Rear. Close to the Town Centre and Local Amenities.

** please note carpet will be fitted prior to move in, the viewings will take place with no floor coverings **

*** PROOF OF FUNDS WILL BE REQUIRED BEFORE A VIEWING CAN BE CONFIRMED ***

LOUNGE

External entrance door, feature fireplace and fire, ceiling light point, wall-mounted radiator, stairs to first floor accommodation, under-stairs storage cupboard, uPVC double glazed window to the front elevation.

KITCHEN/DINER

A range of high and low fitted units, contrasting tiling splash-backs and work-surfaces, one and a half sink and drainer unit with mixer tap, integrated oven and four-ring gas hob with over-hob extractor fan, space for fridge/freezer, space for washing machine,

cupboard housing boiler, ceiling light, wall-mounted radiator, uPVC double glazed window to the rear elevation and patio doors providing access to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE

Main bedroom with a range of built-in fitted wardrobes and cupboards, ceiling light point, wall-mounted radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO

With ceiling light point, wall-mounted radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A three-piece suite comprising a low-level WC, sink unit and bath with mixer tap/handheld over-bath shower head, ceiling light point, floor to ceiling splash-back tiling, wall-mounted radiator, uPVC double glazed window to the rear elevation.

EXTERNAL

Front/Side - Driveway providing off-road parking, lawned garden
Rear - fully-enclosed private garden with patio and lawn

DISCLAIMER

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding



71 Cornfield, Off Heckmondwike Road, Dewsbury WF13 3UZ

contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floor plans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.



Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.