



**FOR SALE**

**Providence Court, Dewsbury,**

**WF12 9HX**

**3 Bedroom, Town House**

**£165,000**



Movenowproperties are pleased to offer this town house for sale with 3 bedrooms and 2 bathrooms, kitchen / dining room with patio doors opening to the enclosed rear garden.

Also having 2 allocated parking spaces to the rear. Available with no chain.

### Entrance Hall

Having carpet flooring, radiator, door to living room and stairs leading to first floor landing.

### Living Room

**Measurements: 13' 8" x 9' 0" (4.17m x 2.74m)**

Carpet flooring, radiator and double glazed window overlooking the front.



### Kitchen / Dining Room

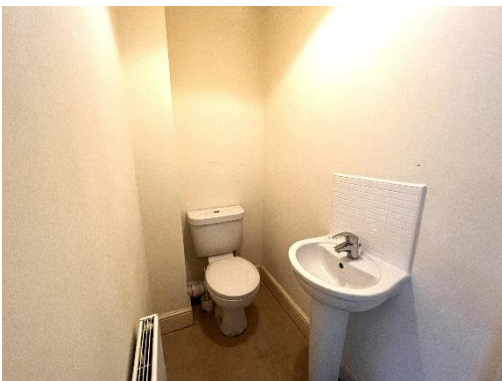
**Measurements: 12' 8" x 12' 1" (3.85m x 3.69m)**

Offering a range of wall and base units with complementary work surfaces, washing machine, fridge freezer, radiator, useful storage cupboard, double glazed window and patio doors opening to enclosed rear garden.



### Downstairs WC

Having vinyl flooring, pedestal wash basin, low flush wc and radiator.



### Stairs & Landing to first floor

Having carpet flooring, hand rail, double glazed window overlooking the front and doors to family bathroom and bedrooms 2 & 3.



### Bedroom 2

**Measurements: 12' 2" x 11' 5" (3.17m x 3.49m)**

A double bedroom with carpet flooring, radiator and double glazed window overlooking the rear.



### Bedroom 3

**Measurements: 9' 11" x 5' 7" (3.02m x 1.69m)**

Having carpet flooring, radiator and double glazed window overlooking the front.



### Family Bathroom

**Measurements: 7' 0" x 5' 7" (2.14m x 1.70m)**

Comprising of a 3 piece suite in white with bath, low flush wc and pedestal wash basin. Tiling to walls and radiator.



### **Stairs & Landing to second floor**

Having carpet flooring, hand rail and storage cupboard housing water heater.

### **Master Bedroom**

**Measurements: 16' 11" x 12' 3" (5.16m x 3.73m)**

A beautiful master bedroom with carpet flooring, radiator, double glazed window overlooking the front and arch opening to dressing area.



### **Dressing Room**

**Measurements: 9' 1" x 6' 0" (2.77m x 1.83m)**

Carpet flooring, radiator and double glazed window overlooking the rear.



### **En-Suite**

**Measurements: 11' 9" x 5' 10" (3.58m x 1.79m)**

A spacious en-suite with double shower, low flush wc, pedestal wash basin, radiator and frosted double glazed window overlooking the rear.



## Outside

To the rear of the property is a low maintenance enclosed garden with fenced boundaries and side access leading to allocated parking spaces.



## Tenure

Leasehold

999 years from Jan 2010. Approx 986 years remaining

Service charge. Approx £150 per annum

Ground rent £125 per annum from commencement of the lease for 25 years. Thereafter it is increased by inflation.

## Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

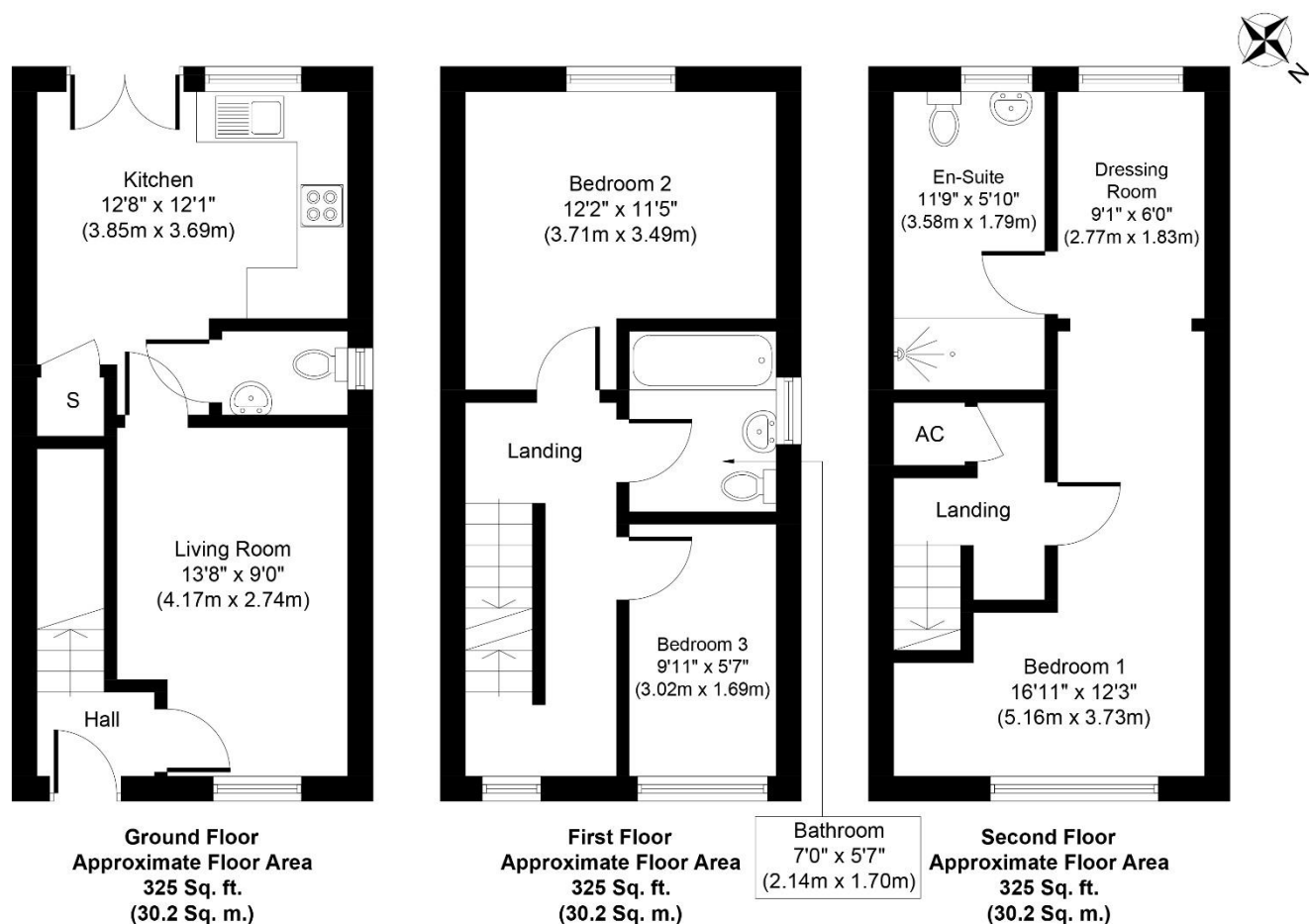
## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](http://Movenowproperties.com) 01924 249349 / [info@movenowproperties.com](mailto:info@movenowproperties.com)

## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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