

# Renaissance

by Britannia



1 Kilpin Hill Lane,  
Dewsbury WF13 4BG

An updated pre owned  
2 bedroom terrace from

**BRITANNIA**

*The home of innovation and style*

PRICE WAS ~~£84,995~~

**NOW REDUCED TO £69,995**  
**FOR A QUICK SALE**



3 BEDROOM TOWNHOUSE



LOUNGE



KITCHEN



LOUNGE

Situated in a popular residential area is this well presented 2 bedroomed corner terraced property. Featuring PVCu double glazing and a gas fired central heating system, the property could be occupied with the minimum of expense and would make an ideal home for a first time buyer or young family.

Having modern kitchen and bathroom fits the property is well worthy of an internal inspection and should be viewed to be appreciated. The accommodation comprises in brief: Living room with modern kitchen area, useful basement keeping cellar, 2 first floor bedrooms and house bathroom. Externally there is a small enclosed garden area.

#### **LOCATION:**

Leaving Heckmondwike via Westgate proceeding to the traffic lights in the town centre and continuing straight ahead into High Street. After passing Independent Chapel on the left hand side continue to the traffic lights proceeding straight ahead into the start of Halifax Road. Kilpin Hill Road can be found as the first turning on the right hand side and the property can be located on the left hand side of the road.

#### **BOUNDARIES AND OWNERSHIPS:**

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.

**1 Kilpin Hill Lane, Dewsbury WF13 4BG**



BEDROOM



BATHROOM



BEDROOM



EXTERNAL

## INTERIOR:

### GROUND FLOOR

**ENTRANCE VESTIBULE:** Accessed via a PVCu double glazed exterior door and having a central heating radiator and staircase rising to the first floor level.

### LIVING ROOM WITH KITCHEN AREA:

5.03m x 3.89m (16'6" x 12'9")

Having 3 PVCu double glazed windows, a central heating radiator and laminate flooring. The kitchen area is fitted with a modern range of matching wall and base units with complementary working surfaces over and tiled splashbacks. Inset within the working surfaces is a ceramic hob with stainless steel oven beneath and stainless steel and glass extractor canopy together with a stainless steel circular sink unit with side drainer and mixer tap. There is space and plumbing for an automatic washing machine. PVCu double glazed side exterior door.

**BASEMENT CELLAR:** Accessed from the kitchen area this useful arched keeping cellar is ideal for storage.

### FIRST FLOOR

**LANDING:** Providing access to the loft area.

**BEDROOM 1:** 3.63m x 2.62m (11'1" x 8'7")

Overlooking the front of the property and having a PVCu double glazed window and a central heating radiator.

**BEDROOM 2:** 2.77m x 2.16m (9'1" x 7'1")

Again overlooking the front of the property and having a PVCu double glazed window and a central heating radiator.

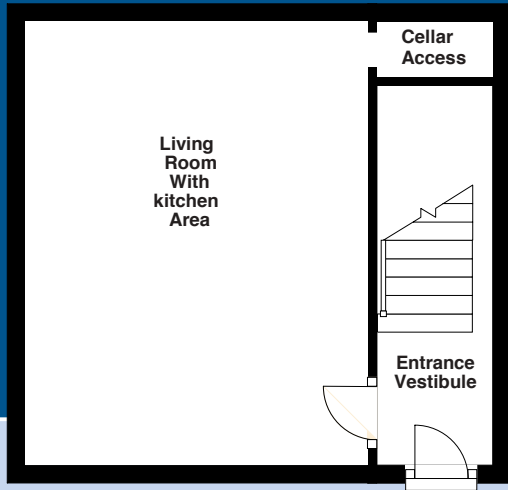
**BATHROOM:** Furnished with a recently fitted 3 piece suite in white comprising pedestal wash hand basin, low flush wc and panelled bath. There is wall and floor tiling, a central heating radiator and a UPVC double glazed window.

### EXTERIOR:

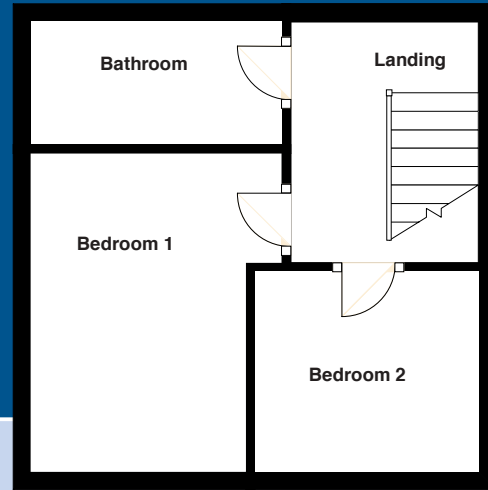
#### SIDE OF THE PROPERTY:

The property has a small enclosed garden area with outer hedging, fencing and gateway.

**PRICE £69,995**

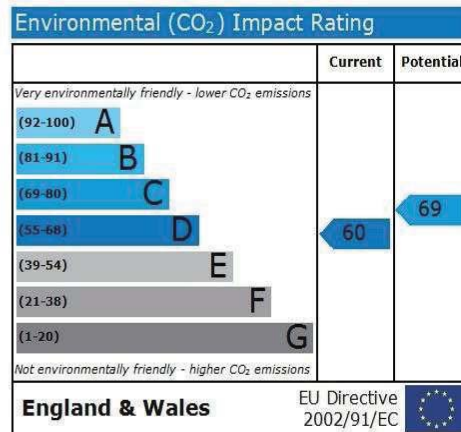
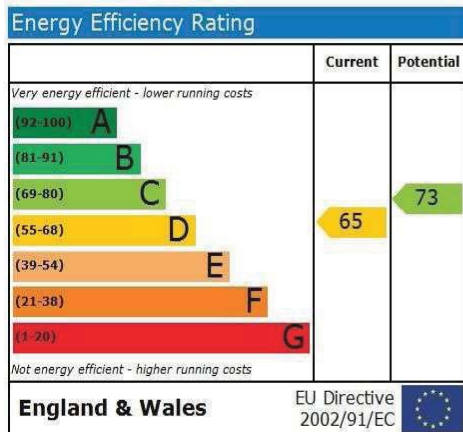


Ground Floor



First Floor

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT:**



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FLOOR PLANS, WHERE INCLUDED, ARE NOT TO SCALE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE FOR GUIDANCE ONLY AND SHOULD NOT BE USED FOR ORDERING CARPETS/CURTAINS ETC.

**BRITANNIA**

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[www.britannia-developments.co.uk](http://www.britannia-developments.co.uk)

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