



### 3 bed semi-detached house to buy in WF13

Moorside Avenue, Dewsbury, West Yorkshire, WF13 4QP

**£160,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ \*\*Substantial Wrap-Around Corner Plot\*\*
- ✓ Well Presented Three Bedroom Semi Detached
- ✓ \*Potential to Extend or Develop Subject to Planning Permission\*
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Three bedroom semi-detached house occupying a substantial wrap-around corner plot in a popular residential area, offering excellent potential to extend or further develop, subject to the necessary planning permissions.

The property provides spacious accommodation throughout, briefly comprising an entrance hallway, spacious lounge and an open-plan kitchen/dining area fitted with a range of wall and base units, integrated appliances and ample space for dining and everyday living. Large windows throughout the property provide good natural light.

To the first floor are three well proportioned bedrooms along with a family bathroom fitted with a bath and shower over, wash basin and WC.

Additional benefits include double glazing, gas central heating and built in storage throughout.

Externally, the plot is a standout feature of the property. The wrap-around gardens provide a significant amount of outdoor space rarely available with this type of home, with large lawned areas, patio seating spaces and open views across the surrounding countryside. The size and positioning of the plot offer clear scope for extension or future development opportunities, subject to obtaining the relevant consents.

To the front, the property benefits from a good sized driveway providing off-road parking for multiple vehicles, along with gated access and secure boundary fencing/walls. The generous frontage and overall plot size make this an ideal purchase for buyers seeking a property with long term potential.

Situated in a sought after and well established residential location, the property is well placed for access to local amenities, schools and transport links making it ideal for families.

The property would suit a range of buyers including owner occupiers, investors and developers looking for a home with extensive outdoor space and development potential.

Kitchen / Diner

5.41m x 2.7m

Lounge

4.51m x 3.82m

Master Bedroom

3.82m x 3.21m

Bedroom 2

3.21m x 2.7m

Bedroom 3

2.96m x 2.1m

Parking - Driveway

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Concrete roof 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

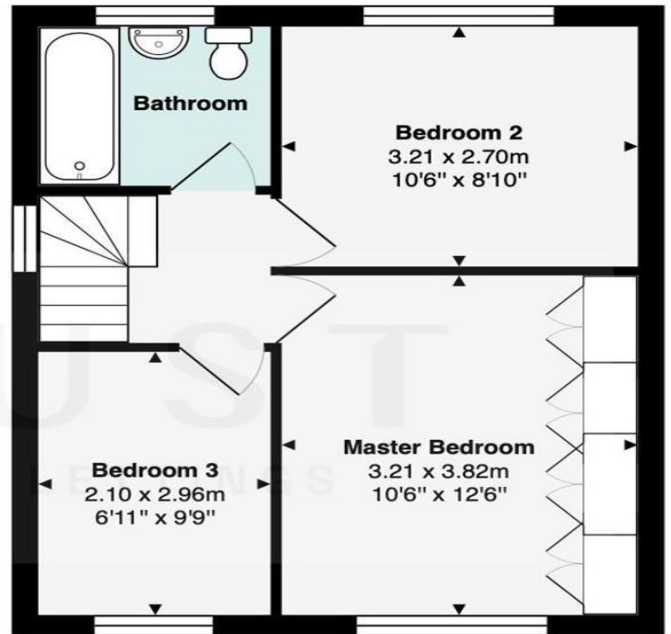
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



**Moorside Avenue, Dewsbury Moor, Dewsbury, WF13 4QP**

Total Area: 71.6 m<sup>2</sup> ... 771 ft<sup>2</sup>

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) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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