



**Sugar Lane
Dewsbury
West Yorkshire
WF12 7BY**

Offers in Excess of £198,000

bettermove

Sugar Lane Dewsbury

Bettermove are proud to present this 3 bedroom End of Terrace House in the sought after area of Dewsbury available with no forward chain.

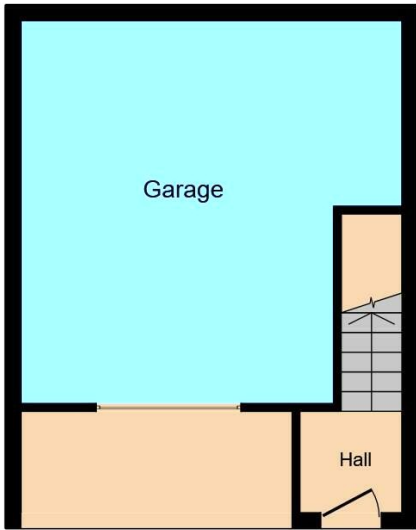
The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive and the garage. The council tax band is C.

The interior of this well presented property comprises a spacious living room and the fitted kitchen on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. The property is accessed from the lower ground floor via the entrance hallway and the garage.

Located in the popular town of Dewsbury, the property is close to a range of amenities, including shops, supermarkets, restaurants and local schools. Excellent transport connections can be found from Dewsbury Train Station, the M1 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

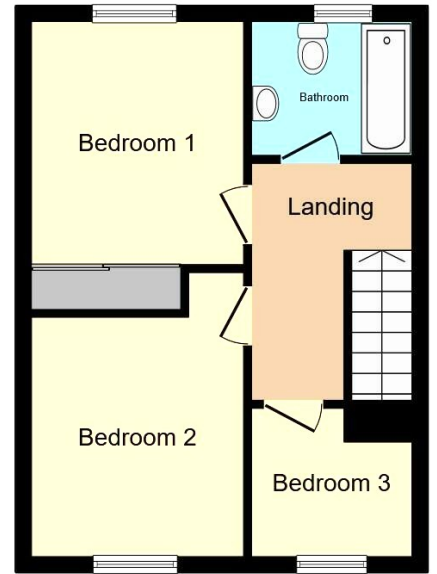




Lower Ground Floor



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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