



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

# **2 BEDROOM VICTORIAN TERRACE**

**5 CHATSWORTH TERRACE, EARLSHEATON,  
DEWSBURY, WF12 8BH**



- 2 bedroom stone built Victorian through terraced house
- UPVC double glazed & gas centrally heated
- Tenanted on an Assured Shorthold Tenancy Agreement at a rental of £422 pcm

**0113 2348999**

## Location

The property is located in a popular residential area between Dewsbury and Ossett, on Chatsworth terrace in Earlsheaton.

## Description

The property comprises a 2 bedroom Victorian through terrace with uPVC double glazing and gas central heating. To the front of the property there is a garden of lawn aside of path.

The rear garden is mainly tarmaced and provides multi car off road parking.

## Accommodation

Lounge 17' 10" x 14' 4" (5.46m x 4.37m)

With uPVC door with sealed unit double glazed wing light and glazed window above.

Radiator.

Two uPVC windows.



Kitchen 9' 9" x 9' 4" (2.99m x 2.86m)

Fitted with a range of wall and base units with stainless steel sink unit, tiled splashback and radiator.



Rear Entrance Porch/Conservatory 6' 8" x 9' 7" (2.055m x 2.94m)

First floor landing

Bedroom One 8' 3" x 14' 0" (2.52m x 4.27m)

Radiator, uPVC window

Bedroom Two 9' 3" x 10' 9" (2.83m x 3.3m)

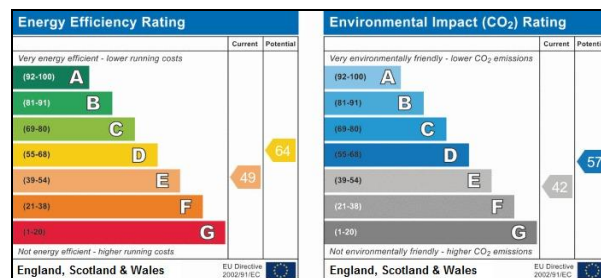
Radiator, uPVC window

Bathroom with panelled bath, wash hand basin, low flush WC, radiator, shower over bath.

## Tenancy Agreement

The house is let on an Assured Shorthold Tenancy Agreement for an initial term of 6 months from 01 May 2012. The rent is £422 per calendar month.

## Energy Performance Certificate



## Price

£80,000.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

**Michael Steel & Co**  
**Andrew Steel**

**Tel: 0113 234 8999**  
**[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)**

**Holroyd Miller**

**Tel: 01924 465671**  
**[info@holroydmiller.co.uk](mailto:info@holroydmiller.co.uk)**

**Our Ref: 2184/A/S**  
**December 2017**

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
**[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)**

**Michael Steel & Co conditions under which particulars are issued**

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.