

local
properties

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408 Leeds Road Dewsbury, WF12 7QE

£750 PCM

**** TWO BEDROOM COTTAGE - AVAILABLE EARLY APRIL **** This spacious property has gas central heating & double glazing, and briefly comprises: lounge & dining kitchen, two double bedrooms, bathroom with separate shower cubicle. To the outside there is an enclosed garden to the rear and on street parking to the front. Conveniently located for access to all local amenities, neighbouring towns and the motorway network. Viewing is recommended. Deposit £865. Council Tax Band A. Sorry no pets



• TWO BED COTTAGE • GCH & D/G • LARGE DINING KITCHEN • TWO DOUBLE BEDROOMS • BATH & SEPARATE SHOWER

DINING KITCHEN

14'9" x 12'5"

With base and wall units incorporating stainless steel sink unit. Electric hob and electric oven. Plumbing for automatic washing machine. Breakfast bar. Access to cellar. Door and window to rear. Radiator.

LOUNGE

11'9" x 11'5"

Window to front. Radiator.

CELLAR

Providing extra storage space.

LANDING

Access to loft.

BEDROOM ONE

14'9" x 8'6"

With fitted wardrobes and drawers to recess. Window to rear. Radiator.

BEDROOM TWO

11'9" x 11'5"

With fitted wardrobe to recess and further walk in storage cupboard. Window to front. Radiator.

BATHROOM

With four piece suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low flush wc. Part tiled and part panelled walls. Window to rear. Radiator.

EXTERIOR

Enclosed garden to the rear of the property with paved patio and eternal lawn. On street parking.

DIRECTIONS

From Dewsbury Town Centre proceed along Leeds Road where number 408 will be found on the right hand side , signified by our To Let Board.

NOTE

Children - yes

Pets - no

Smokers - outside only

The property is early April



- DEPOSIT £865 • EPC - D • ENCLOSED GARDEN TO REAR • CONVENIENT LOCATION • VIEWING RECOMMENDED







Additional Information

Local Authority - Kirklees Council
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - 0.00 sq ft
Tenure -



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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