

local  
properties

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## 282 Staincliffe Road Dewsbury, WF13 4RA

£725 PCM

\*\*\*\* CHARMING TWO BEDROOM COTTAGE - ENCLOSED FRONT & REAR GARDENS - OFF STREET PARKING - AVAILABLE JANUARY 2026 \*\*\*\* This property has gas central heating, PVCu double glazing, exposed beams and briefly comprises: entrance vestibule, lounge, kitchen, landing, two bedrooms, shower room. To the outside, there is off street parking and enclosed gardens to the front and rear. It is conveniently located within approximately two miles of Dewsbury Town Centre giving easy access to Dewsbury and District Hospital, neighbouring towns and the nearby motorway network. In our opinion, this property would ideally suit a couple or small family and viewing is recommended. Deposit - £835



- Two Bedroom Cottage • Lounge & Separate Kitchen • Modern Shower Room • Gardens Front & Rear

### ENTRANCE VESTIBULE

Door to front elevation.

### LOUNGE

With TV and wall light points. Understairs storage cupboard. Stairs leading to first floor. Bow window to front elevation. Two radiators.

### KITCHEN

With base and wall units incorporating stainless steel sink unit. Electric cooker. Plumbing for automatic washing machine. Tiled splashbacks. Windows to rear and side elevation. Radiator.

### REAR LOBBY

Door to rear elevation.

### LANDING

Window to side elevation.

### BEDROOM ONE

With fitted wardrobes to recess. Windows to front and rear elevation. Radiator.

### BEDROOM TWO

Window to front elevation. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: Shower/Wet room area, pedestal wash hand basin, low flush wc. Storage cupboard. Window to side elevation. Elevation.

### DIRECTIONS

From Dewsbury Town Centre proceed along Halifax Road and turn left at the traffic lights by the Butchers Arms Public house into Dewsbury Gate Road. This runs into Staincliffe Road where

number 282 will be found on the left hand side, set back from the main road just before Ruby stores and is signified by our Local Properties To Let Board.

### NOTE

Children - To be discussed

Pets - To be discussed

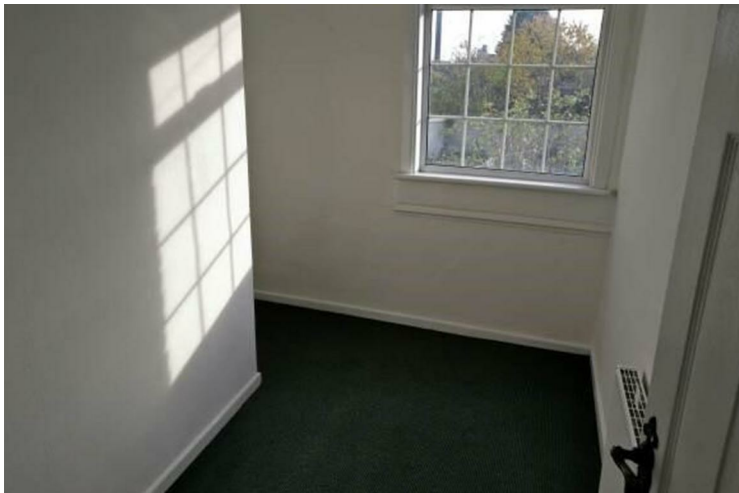
Smokers - Outside only

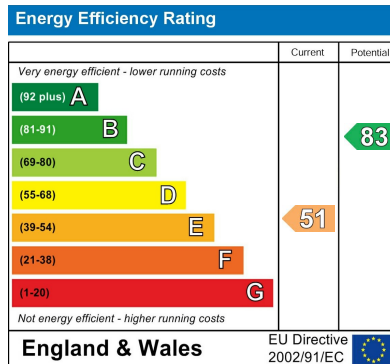
AVAILABLE 10th JAN 2026





- Off Street Parking • Close To Dewsbury & District Hospital • EPC - tbc • Deposit - £835 • Available January 2026





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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