



## 11 Howgate House Dewsbury, WF13 1HF

£550 PCM

\*\*\*\* ONE BEDROOM GROUND FLOOR FLAT - TOWN CENTRE LOCATION & CLOSE TO TRAIN STATION - AVAILABLE NOW \*\*\*\* The property has electric heating and comprises: entrance hall, lounge with kitchen area & appliances, bedroom, bathroom. To the outside, there is a car park to the rear, which we understand is on a "first come, first served" basis. The property would ideally suit a single person or couple and viewing is recommended. Council Tax Band - A.



- Ground Floor Flat • One Bedroom • Lounge With Kitchen Area • Appliances Included • Bathroom With Shower • Town Centre Location • Close To Train Station • EPC - C • Available Now

#### ENTRANCE HALL

Intercom entry phone. Electric heater

#### LOUNGE WITH KITCHEN AREA

With base and wall units incorporating stainless steel sink unit.

Electric hob, electric oven and extractor hood. Plumbing for washing machine. Tiled splashbacks. Laminate floor electric heater. Two windows to front.

#### BEDROOM

Window to front. Electric heater.

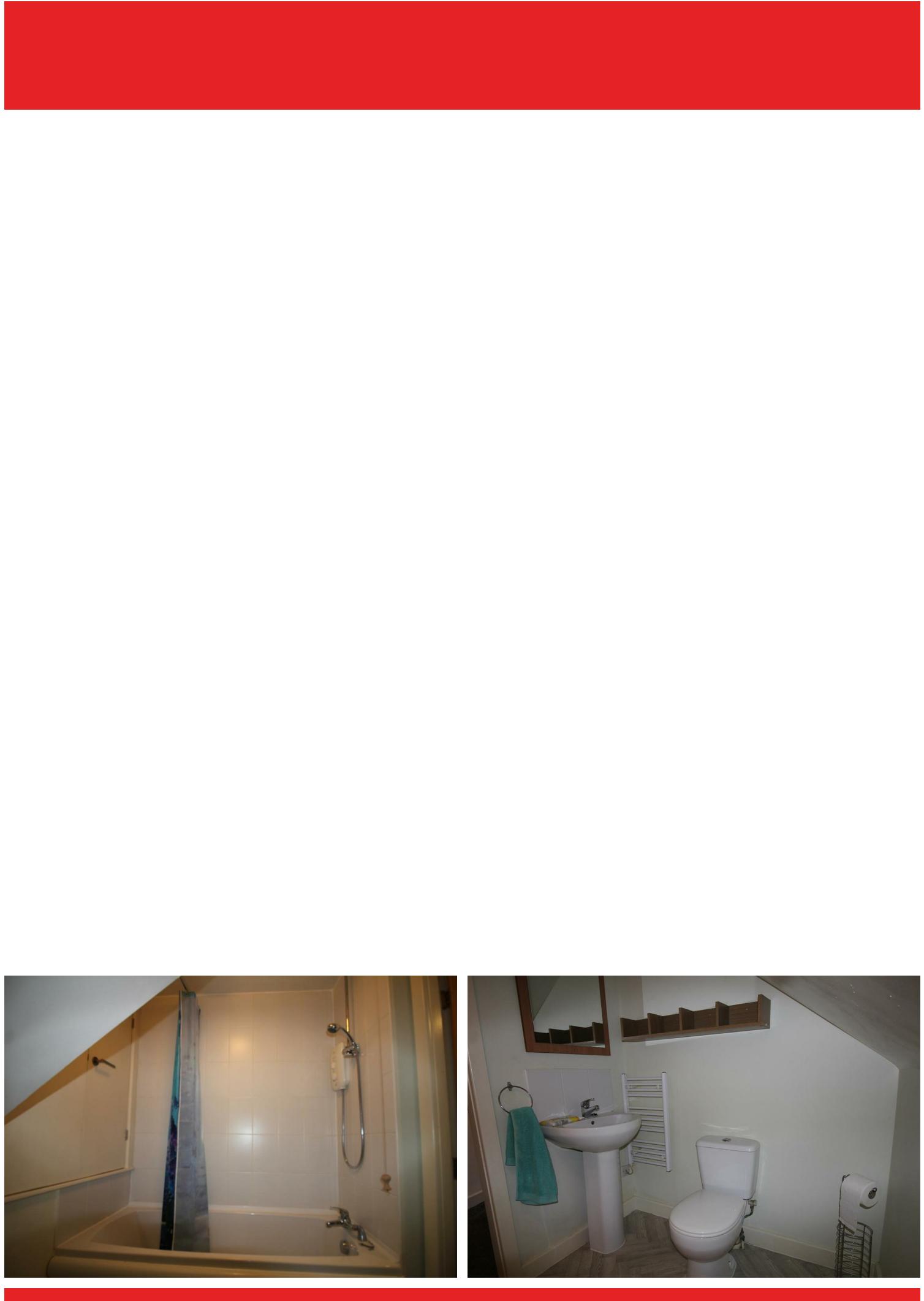
#### BATHROOM

Part tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Airing cupboard. Extractor fan. Heated towel rail.

#### DIRECTIONS

Howgate House will be found at the junction of Wellington Road East and Branch Road in Dewsbury Town Centre opposite the Train Station.







| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 73      | 82        |
| 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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