



## 26 Sackville Street, Ravensthorpe, Dewsbury, WF13 3BX

£1,400

- NEWLY BUILT SEMI DETACHED HOUSE
- OFF ROAD PARKING SPACE TO THE FRONT
- LOUNGE
- DOWNSTAIRS WC
- BATHROOM

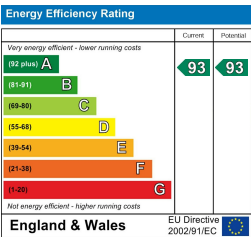
- CLOSE TO LOCAL AMENITIES
- GARDEN TO THE REAR
- DINING KITCHEN
- THREE BEDROOMS TO THE FIRST FLOOR, MASTER WITH EN SUITE
- SECOND FLOOR BEDROOM

**bramleys**

\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

This newly built 4 bedroomed semi-detached property is located in Ravensthorpe which is an area of Dewsbury and is positioned midway between Dewsbury and Mirfield. The properties have been finished to an exceptional standard and specification and provides spacious and well-presented accommodation laid out over three floor levels. The property boasts modern accommodation which comprises in brief:- entrance hall, ground floor WC, dining kitchen with modern units, integrated washing machine, dishwasher, 4 ring gas hob with cooker hood over and oven, first floor landing, 3 bedrooms, 2 with balcony's pleasantly overlooking the rear garden, house bathroom and second floor bedroom 4. Externally, there is an off-road parking space to the front and an enclosed paved and lawned rear garden area to the rear. There are amenities available in Ravensthorpe and nearby Mirfield and Dewsbury to include shops, dentists, schools and doctor's surgeries. There are railway links in Ravensthorpe, Mirfield and Dewsbury and the property is located on a bus route accessed from North Road and nearby Huddersfield Road. The property benefits from uPVC double glazing, a gas fired central heating and an electric car charging point and offers an A rated EPC for optimum efficiency. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1615.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:  
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.  
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.  
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield