



**68 Staincliffe Road,
Dewsbury, WF13 4ED**

£1,350 Per Month

- HANDILY PLACED FOR LOCAL AMENITIES
- GARDEN AREAS TO FRONT, SIDE & REAR
- KITCHEN
- FOUR BEDROOMS, MASTER WITH EN SUITE SHOWER ROOM

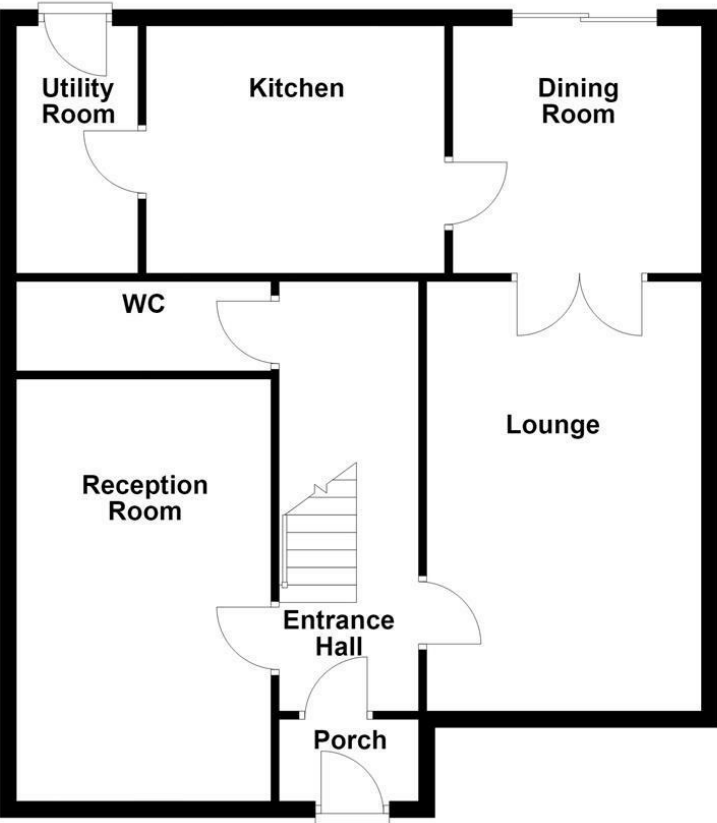
- DRIVEWAY AND DETACHED GARAGE
- LOUNGE & DINING ROOM
- DOWNSTAIRS WC
- BATHROOM

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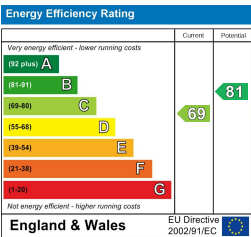
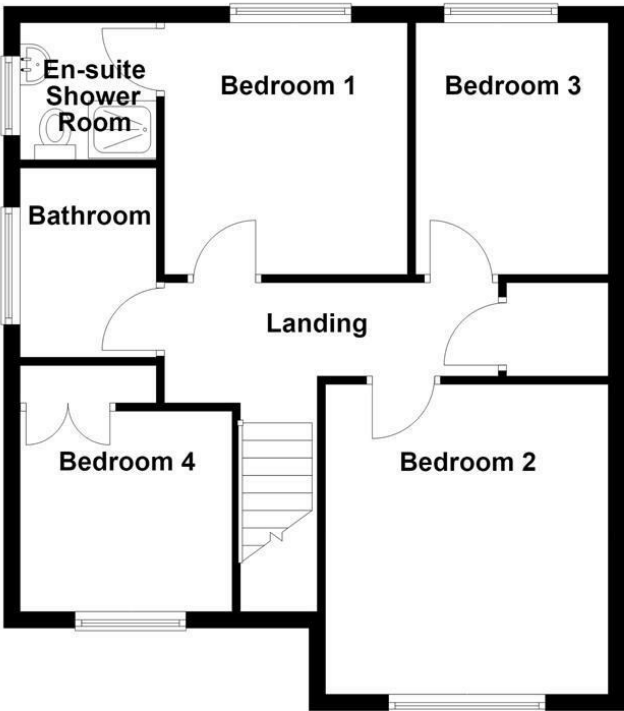
Being pleasantly positioned and tucked away from the main flow of traffic is this 4 bedroomed detached family home. The property has double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, ground floor WC, reception room/study, lounge, dining room, kitchen, utility, first floor landing, 4 bedrooms, en suite facilities to the master bedroom and house bathroom. Externally, there is a driveway providing off road parking for a number of vehicles along with a detached garage. There are garden areas to the front, side and rear comprising of lawned and paved areas. The property is equidistance between Dewsbury and Heckmondwike town centres, is handily placed for local schooling and the M62 is accessible via junctions of 26 and 27. There is a bus service accessed off Staincliffe Road for access to Batley, Wakefield and Morley and there is a train station in Dewsbury town centre. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1555.00

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

Ground Floor



First Floor



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