



**96 Old Bank Road, Earlsheaton,  
Dewsbury, WF12 7AJ**

**£1,200 PCM**

- PLEASANTLY POSITIONED LOCATED ON THE OUTSKIRTS OF DEWSBURY
- LOUNGE & STUDY/RECEPTION ROOM
- FOUR BEDROOMS, MASTER WITH EN SUITE
- GARDEN TO REAR

- CONVENIENTLY PLACED FOR M1 MOTORWAY, MIRFIELD AND LEEDS
- KITCHEN, UTILITY ROOM & DINING ROOM
- HOUSE BATHROOM
- DETACHED DOUBLE GARAGE AND OFF ROAD PARKING TO THE FRONT

**bramleys**

Being pleasantly positioned on Old Bank Road is this good sized family home which provides 4 bedoomed accommodation. The property has the benefit of uPVC double glazing and a gas fired central heating system and comprises in brief:- entrance hall, inner hallway, ground floor WC, study/reception room, dining room, lounge, breakfast kitchen, utility room, first floor landing, 4 bedrooms, en suite shower room to the master bedroom and house bathroom. Externally, there is a paved and lawned garden area to the rear, along with a detached double garage with off road parking to the front of the garage. Being located on the outskirts of Dewsbury town centre where there are an array of amenities and is handily placed for access to the M1 motorway via junction 40, Mirfield, Leeds and Mirfield. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1384.00 . Please note that both gas fires in the property are decorative only and not for tenants use.

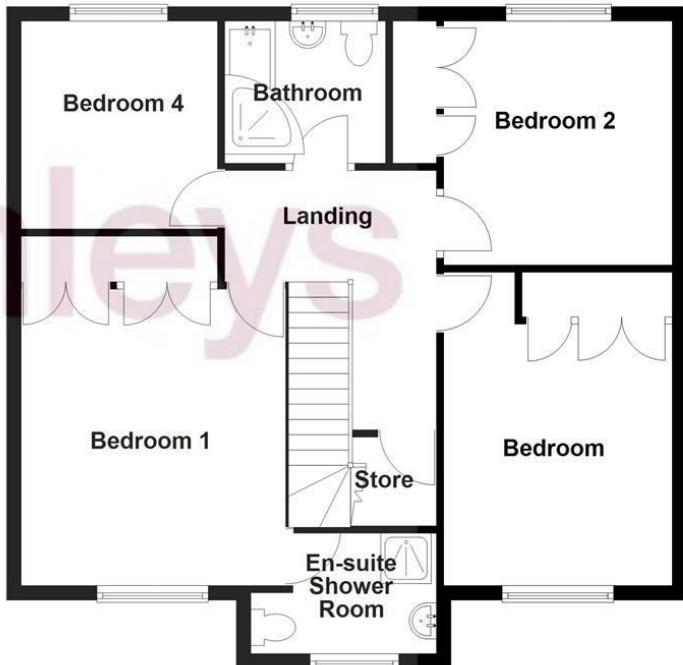
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* SORRY NO PETS \*\*\*\*\*

### Ground Floor



### First Floor



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	74	81
EU Directive 2002/91/EC		

### 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