

local
properties

buy • sell • let



33 Kimberley Street Dewsbury, WF12 9HE

£775 PCM

**** TWO BEDROOM THROUGH TERRACE HOUSE - SPACIOUS LOUNGE WITH WOOD BURNING STOVE - FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES- ENCLOSED REAR GARDEN - AVAILABLE NOW **** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, kitchen, cellar, landing, two bedrooms, bathroom. To the outside, there is an small garden to the front, enclosed rear garden and on street parking. Located close to local amenities, the property is conveniently placed for access to Dewsbury town centre and the motorway network. Ideally suiting a couple or small family, viewing is recommended. Deposit - £890.



• TWO BEDROOM THROUGH TERRACE HOUSE • GCH & PVCu DG • SPACIOUS LOUNGE
WITH WOOD BURNING STOVE

ENTRANCE VESTIBULE

Laminate flooring. Door to front.

LOUNGE

With cast iron wood burning stove. Coving to ceiling. Wall light points. Laminate flooring. Window to front. Radiator.

KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and grill and extractor hood. Integrated fridge freezer. Plumbing for automatic washing machine. Tiled splashbacks. Breakfast bar. Access to cellar. Door and window to rear.

CELLAR

Providing extra storage space.

LANDING

With storage cupboard and laminate flooring.

BEDROOM ONE

With fitted wardrobe and storage cupboards to recesses. Window to front. Radiator.

BEDROOM TWO

Window to rear. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Storage cupboard. Window to rear. Radiator.

EXTERIOR

Small gravelled garden to the front of the property. Enclosed rear garden with paved patio and decking. On street parking to the front.

DIRECTIONS

From Dewsbury Town Centre proceed along Mill Street West passing Asda on the left hand side. Turn right at the traffic lights onto Savile Road and go straight ahead at the mini roundabout onto Slaithwaite Road. Turn right at the next mini roundabout onto Brewery Lane and continue to the end. Turn right onto Lees Hall Road and Kimberley Street is the first turning on the right. Number 33 will be found on the left hand side and is signified by our To Let board.

NOTE

Children - yes

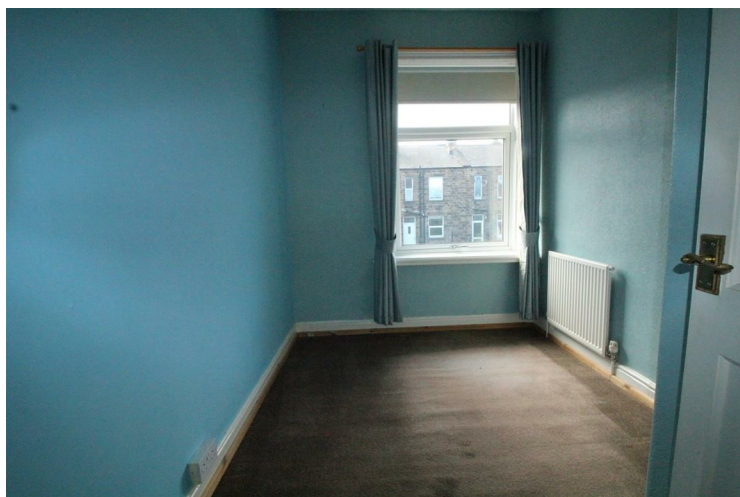
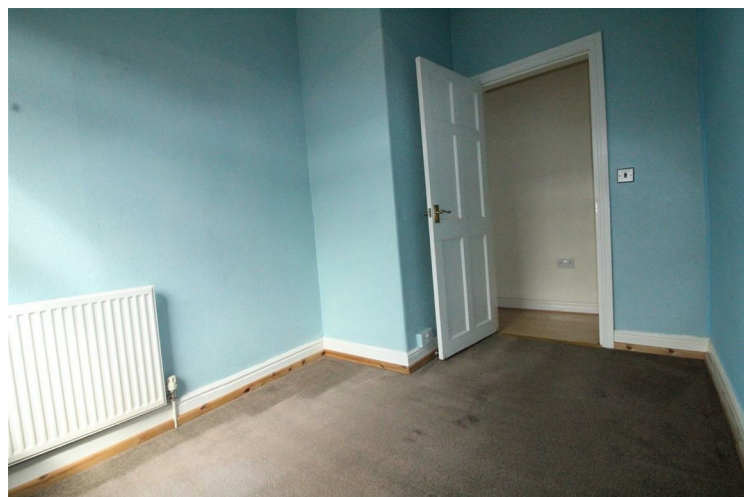
Pets - to be discussed

Smokers - outside only


The property is available now



- FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES • ENCLOSED GARDEN TO REAR • EPC - tbc • DEPOSIT - £890 • AVAILABLE NOW





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

Birstall Lettings
 Midland Bank Chambers
 Smithies Lane
 Birstall
 Batley
 West Yorkshire
 WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

