

local
properties

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61 Lemans Drive Dewsbury, WF13 4AL

£765 PCM

**** TWO BEDROOM SECOND FLOOR APARTMENT - LOUNGE WITH KITCHEN AREA - INTEGRATED APPLIANCES -- AVAILABLE NOW **** This property has gas central heating, PVCu double glazing, and briefly comprises: entrance hallway, lounge, kitchen, two bedrooms and family bathroom. To the outside there is off street parking to the front. It is conveniently located within approximately one mile of Dewsbury Town Centre and gives easy access to neighbouring towns and the motorway network. Viewing recommended. Deposit - £880. Council Tax Band - A. Sorry no pets.



- Two Bed Second Floor Apartment • Gas Central Heating & DG • Lounge With Kitchen Area • Integrated Appliances

ENTRANCE HALLWAY

Laminate Flooring.

LOUNGE with KITCHEN AREA

With base and wall units incorporating stainless steel sink unit with mixer tap. Electric hob, electric oven and extractor hood. Integrated washer drier and fridge freezer. Tiled splashbacks. Juliet balcony. Laminate flooring. Radiator.

BEDROOM 1

Window to rear. Radiator.

BEDROOM 2

Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Radiator. Window to front.

EXTERIOR

Off street parking to front.

DIRECTIONS

From Dewsbury Town Centre, proceed along Halifax Road and turn left at the traffic lights at the Butcher's Arms Public House onto Dewsbury Gate Road. Take the second left onto Lemans Drive, number 61 can be found on the left hand side signified by our To Let board.

NOTE

Pets - No

Children - Yes

Smokers - Outside only.

Available 21st Aug 2025



- Off Street Parking • Energy Rating - B • Deposit £880 • Convenient Location • Viewing Recommended • Available Now





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

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