

local  
properties

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## 56 Halifax Road West Yorkshire, WF17 7BA

£625 PCM

\*\*\*\* ONE BEDROOM COTTAGE - OPEN PLAN LOUNGE WITH KITCHEN AREA - ENCLOSED FRONT GARDEN - CLOSE TO DEWSBURY & DISTRICT HOSPITAL - AVAILABLE NOW \*\*\*\* The property has gas central heating, double glazing and briefly comprises: entrance vestibule, lounge with kitchen area, cellar, landing, bedroom, bathroom. To the outside there is a lawned enclosed garden to front and on street parking. Deposit - £720.00



- One Bedroom Cottage • GCH & PVCu DG • Lounge With Kitchen Area • Enclosed Front Garden • On Street Parking

\*\*\*\* ONE BEDROOM COTTAGE - MODERN KITCHEN AREA, LAMINATE FLOORING - ENCLOSED FRONT GARDEN - CLOSE TO DEWSBURY & DISTRICT HOSPITAL - 1st Dec 2025 \*\*\*\* The property has gas central heating, double glazing and briefly comprises: entrance vestibule, lounge with kitchen area, cellar, landing, bedroom, bathroom. To the outside there is an enclosed garden to front and on street parking. Deposit - £720.00

#### ENTRANCE VESTIBULE

Laminate flooring. Stairs to first floor. Door to front. Radiator.

#### LOUNGE & KITCHEN AREA

With fireplace surround with tiled back and hearth and inset living flame gas fire. Base and wall units incorporating stainless steel sink unit and mixer tap. Electric hob, electric oven and extractor hood. Tiled splashbacks. Laminate floor. Access to cellar. Window to front. Radiator.

#### CELLAR

Plumbing for automatic washing machine at cellar head.

#### LANDING

With exposed stone walls and providing access to loft.

#### BEDROOM

Walk in storage cupboard. Window to front. Radiator.

#### BATHROOM

With four piece suite comprising: bath, separate shower, pedestal wash hand basin, low flush wc. Window to rear.

#### EXTERIOR

Enclosed garden to front. On street parking.

#### HOW TO GET THERE

From Dewsbury Town Centre proceed up Halifax Road. Number 56 will be found on the right hand side opposite Budgens Supermarket and is signified by our To Let board.

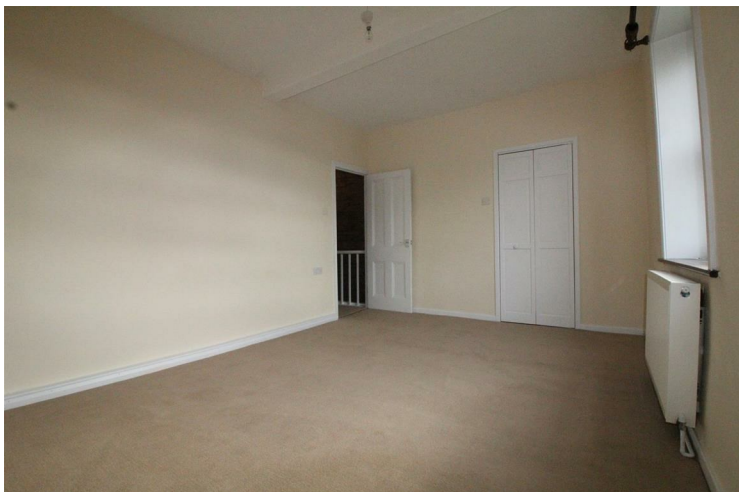
#### NOTE

Pets- To be discussed

Children - No

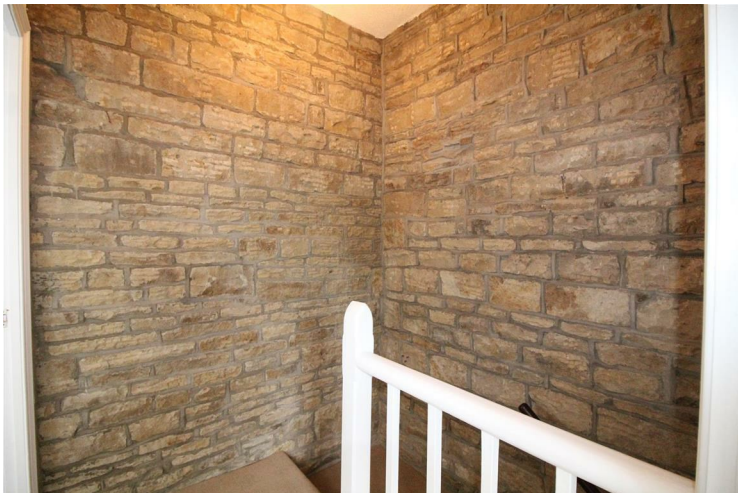
Smoking - Outside only

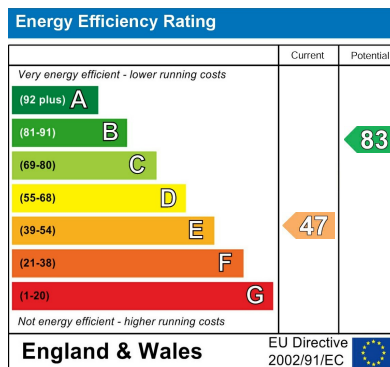
The property is available 1st Dec 25





- Pets To Be Discussed • Close To Dewsbury Hospital • Energy Rating - E • Deposit - £720 • Available 1st Dec 25





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/>

