



## Moor End Lane

Dewsbury, WF13 4PD

£850 Per Month



Hunters are delighted to welcome to the market this impressive 2 bedoomed modern town house that not only has gardens to three sides but also has allocated off street parking for two cars. The property consists of entrance into kitchen offering ample lighting, spacious lounge and two bedrooms both fitted with spacious wardrobes and family bathroom on the first floor. The property is situated on a cul-de-sac close to local amenities, and close to public transport links. Council Tax Band B. Early viewing is highly recommended. Deposit £1000.



## ENTRANCE

Through double glazed door into kitchen

## KITCHEN 11'8" x 8'5" (3.57m x 2.58m)

Well equipped kitchen with a range of modern base and wall units, worktops and sink unit with mixer tap and fitted with four ring gas hob with built in oven and grill and extractor above. Having integrated fridge and freezer and space for washing machine and being part tiled with a double glazed window and fitted radiator, door leading to

## LOUNGE 11'7" x 17'11" (3.55m x 5.48m)

Attractive feature fireplace with remote controlled electric heater, fitted with laminate flooring, double radiator and open plan staircase to the first floor, double glazed french doors leading to the garden.

## LANDING

Access to two double bedrooms and house bathroom and loft opening with drop down ladder

## BEDROOM 1 11'8" x 8'7" (3.57m x 2.62m)

A double bedroom with fitted wardrobes and double glazed window and radiator

## BEDROOM 2 9'5" x 8'1" (2.88m x 2.48m)

A double bedroom with fitted slider wardrobes and double glazed window and radiator

## HOUSE BATHROOM

A fitted three piece bathroom suite with wall mounted mixer shower attachment and having fully tiled walls and flooring and heated chrome towel radiator and frosted double glazed window to the side and fitted ceiling extractor fan.

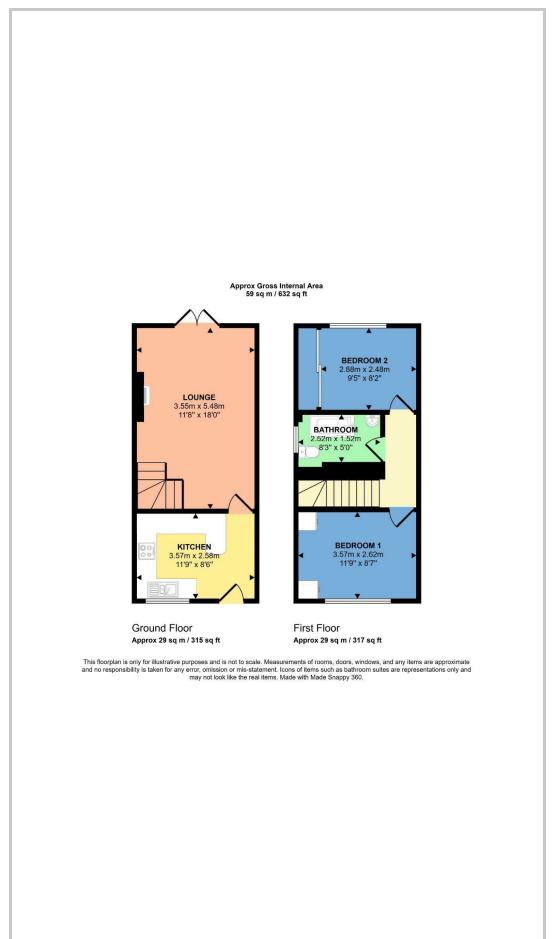
## OUTSIDE

The property has gardens to three sides with a private and enclosed rear garden with patio seating area.

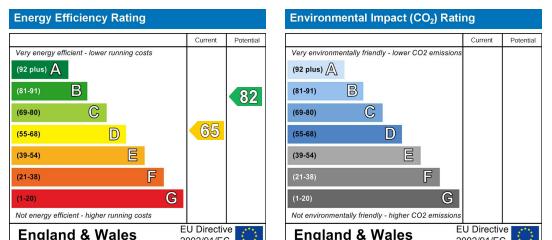
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.