



## Guernsey Road

Dewsbury, WF12 7EH

£650 Per Month



Hunters are delighted to welcome onto the market to rent this spacious and neutrally decorated 2-bedroom flat in an urban area of Dewsbury, offering practical accommodation with one reception room and kitchen. This property offers an EPC rating of C. The property includes two double bedrooms, providing flexible sleeping or work-from-home space. There is ample lighting throughout, and the kitchen features wooden counter tops. A patio garden offers useful outdoor space for relaxation or low-maintenance entertaining, which can be accessed through the back door of the property.

The property is well located for local amenities, with Dewsbury town centre providing supermarkets, shops and cafés. Nearby schools serve the local community, making this a suitable option for households needing access to education facilities. Public transport links are available via Dewsbury railway station, which offers services towards Leeds and Manchester, giving access to wider regional employment and leisure destinations. Bus routes in the area further enhance connectivity to neighbouring towns and key local points of interest.

Deposit is £700. Early viewing is highly recommended.



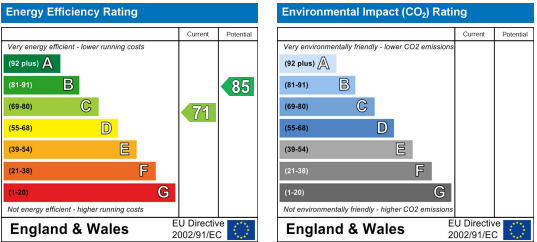
## Area Map



## 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.