

25 Kilpin Hill Lane
Dewsbury, WF13 4BG

£850 PCM

***** WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW - ELEVATED POSITION - MODERN FITTED KITCHEN & BATHROOM - GARDENS & OFF STREET PARKING - AVAILABLE NOW ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, fitted kitchen with some integrated appliances, two bedrooms (one with fitted wardrobes) modern bathroom, useful loft store room accessed via permanent staircase. To the outside, there are gardens to the front and rear and off street parking to the front. Located to all amenities, including Dewsbury & District Hospital, the property is ideally placed for access to neighbouring towns and cities. Deposit £980. Council Tax Band B.





• Two Bedroom Semi Bungalow • GCH & PVcu DG • Modern Fitted Kitchen • Modern Bathroom With Shower

ENTRANCE HALL
Laminate flooring. Door to side. Radiator.

LOUNGE
Fireplace surround with cast iron effect electric stove. Wall light points. Coving to ceiling. Laminate flooring. Window to front. Radiator.

KITCHEN
With base and wall units incorporating composite sink. Gas hob, electric double oven and extractor hood. Integrated fridge freezer. Plumbing for automatic washing machine. Tiled splashbacks and ceramic tiled floor. Window to front. Vertical radiator.

BEDROOM ONE
With fitted wardrobes to one wall. Window to rear. Radiator.

BEDROOM TWO
Laminate flooring. Stairs to boarded loft. French doors to rear. Radiator.

BATHROOM
Fully tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Ceramic tiled floor. Inset spotlights. Heated towel rail. Window to side.

BOARDED LOFT
Window to side. Radiator.

EXTERIOR
Lawned garden to the front of property with flowerbeds having a selection of plants and shrubs. Enclosed rear garden on four levels with paved patio area, lawn, gravelled areas and greenhouse. Off street parking for two cars to the front of property.

DIRECTIONS
From Dewsbury Town Centre proceed up Halifax Road for some distance and go straight ahead at the traffic lights by The Butcher's Arms Public House. Kilpin Hill Lane is the third turning on the left hand side where number 25 will be found on the left hand side, signified by our To Let board.

NOTE
Smokers - outside only

The property is available now



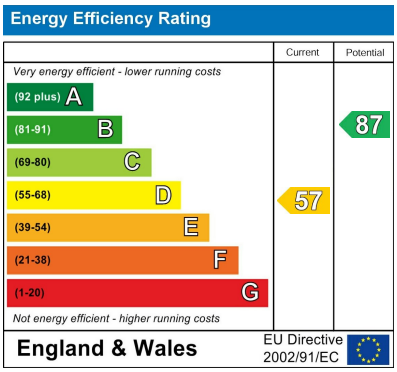


• Fitted Wardrobes To Bedroom • Useful Boarded Loft Room • Gardens & Off Street Parking • Deposit £980 • EPC - D • Available Now









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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