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estate agents








# 30 Brewerton Lane, Dewsbury, West Yorkshire, WF13 4PB

## £1,600 PCM

The property is available from mid August. This detached property offers a rare opportunity to lease, boasting breath taking views overlooking the Dewsbury Moors. This residence is sure to be snatched up quickly! The photos are pre tenancy photos

8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
01422 756001

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A newly available detached property offers a rare opportunity to lease, boasting breath taking views overlooking the Dewsbury Moors. This residence is sure to be snatched up quickly!

The ground floor features an inviting entrance hallway, a convenient storage cupboard, a utility room equipped with space for a washer and dryer, along with a practical worktop unit. Additionally, there's a downstairs powder room complete with a low-flush WC and sink basin, as well as access to the integral garage.

Ascending to the first floor, you'll find a spacious lounge/dining area seamlessly connected to a modern, high-spec kitchen. Double doors open onto a partially decked backyard, featuring an outdoor tap. The expansive lounge area offers double doors leading to a balcony, providing unparalleled views of the surrounding landscape. Another lounge space, or potentially a bedroom, adds versatility to the layout.

On the second floor, the master bedroom awaits, featuring floor-to-ceiling built-in wardrobes and access to a charming balcony with panoramic views. An ensuite accompanies the master, boasting a low-flush WC, wash basin, and walk-in shower. Two additional double bedrooms, both with ample storage space, complete the upper level.

ADDITIONAL INFORMATION
Council Tax: Band E
EPC: B
Parking: Driveway
6 Month tenancy to start with
Gas Central Heating

UTILITIES
Gas: Mains
Electric: Mains
Water & Drainage: Mains
Heating: Gas
Broadband: Ultrafast Available
Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

## Directions

## Viewings

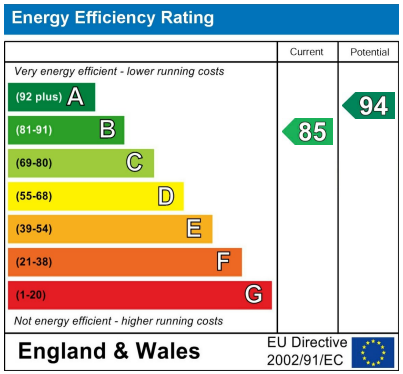
Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

A

## EPC Rating:

B

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