



**Sprinkwell
Bradford Road
Dewsbury
West Yorkshire
WF13**

Offers In Excess Of £70,000

bettermove

Bradford Road

Dewsbury

Bettermove are proud to present this 2 bedroom flat in Dewsbury. Available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via allocated underground parking.

The council tax band is B.

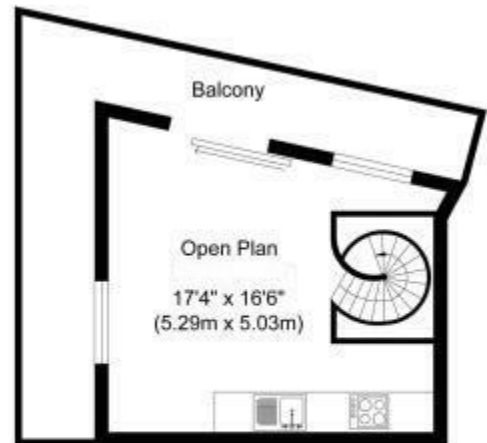
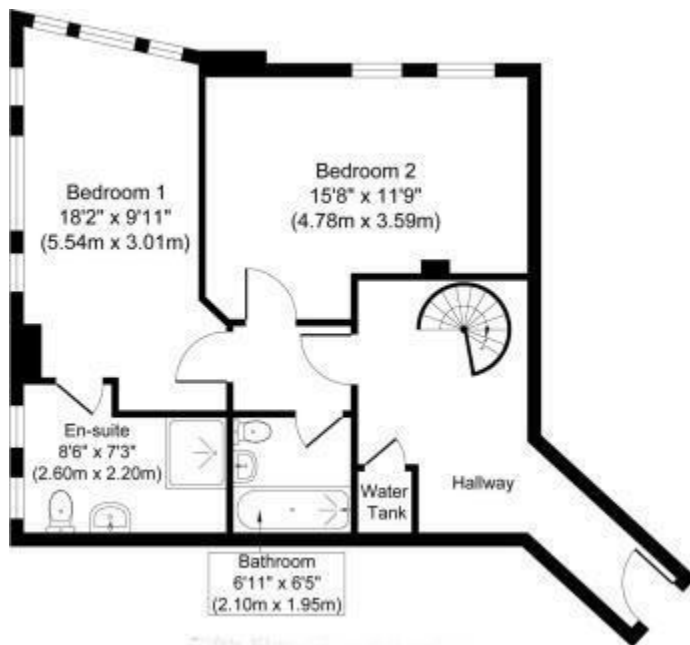
This is a leasehold property with 975 years remaining on the lease; the ground rent is £150pa and the service charge is £3,000pa.

The interior of this beautifully presented property comprises a spacious open plan living/dining area and fitted kitchen, as well as the 2 bedrooms with one including an en-suite and the family bathroom. The exterior boasts a private rear balcony, which has a perfect view of the Yorkshire hillsides beyond Dewsbury, also perfect for enjoying the summer months.

Located in the popular town of Dewsbury, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Dewsbury train station (0.5 miles), variety of bus routes and the A644.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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