



**22 THE TOWN, DEWSBURY, WF12 0RB**  
£775 per month

**Carter Jonas**

## 22 THE TOWN, DEWSBURY, WEST YORKSHIRE, WF12 0RB

- Available now
- Gas Central Heating
- EPC Rating D
- Council Tax Band A
- Pets Considered

### THE PROPERTY

Available now, we are pleased to offer 22 The Town, a spacious two-bedroom ground floor flat situated in the popular village of Thornhill, Dewsbury.

Located on the outskirts of Dewsbury, the property enjoys a convenient position close to a range of local amenities including shops, cafés, schools and everyday services. Thornhill offers a pleasant residential setting whilst remaining well placed for access to Dewsbury town centre, Wakefield, Huddersfield and the wider West Yorkshire region.

Excellent road links and nearby public transport connections make the area ideal for commuters, with railway stations in Dewsbury and Ravensthorpe providing services to Leeds, Manchester and beyond. The area also benefits from nearby parks, countryside walks and recreational facilities, offering a balance of village charm and modern convenience.

The accommodation comprises an entrance hallway, a living room, a well-appointed kitchen, two double bedrooms and a bathroom. The rooms are well-sized and benefit from useful built-in storage. Recently redecorated and benefitting from new carpets, the property is presented in good condition and ready for immediate occupation.

Externally, the property benefits from off-road parking.

The property further benefits from double-glazed windows and gas central heating.

Water, electricity and sewerage are all connected to mains services.

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Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Pets considered.

Offered unfurnished.

The deposit will be £894 (5 weeks' rent) at a rental value of £775 per calendar month.

The holding deposit will be £178 (1 week's rent) at a rental value of £775 per calendar month.

Council Tax Band: A

EPC Rating: D

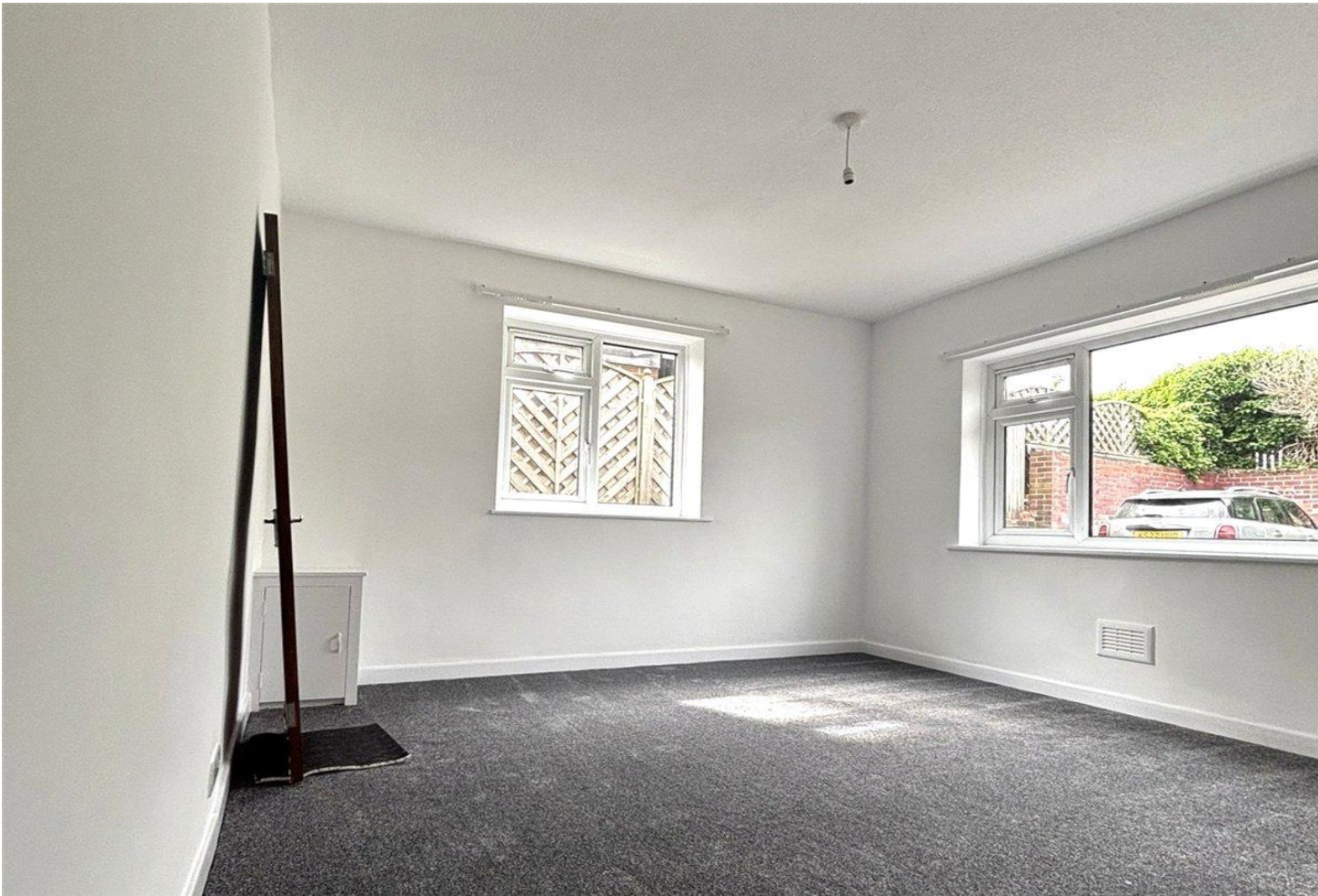
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## ADDITIONAL INFORMATION

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|                 |                              |
|-----------------|------------------------------|
| Viewing         | Strictly by appointment only |
| Local Authority | Council Tax Band A           |

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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