

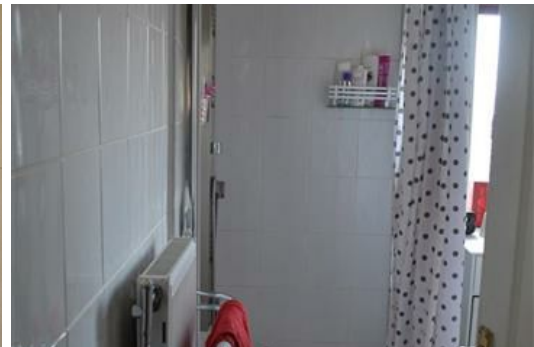



## 45, Cliffe Street, Dewsbury, Yorkshire, WF13 1RD

Bettermove is pleased to present this 3 bed mid terrace house located in Dewsbury. Benefiting from Gas Central Heating, UPVC Double Glazing, Front and back Gardens, No Stamp Duty and has a Garage.

Briefly compromising from the front elevation you will find the Garage on the ground floor. On the first floor is the Entrance hall leading in to the living room and Kitchen/Diner. on the second floor are 3 Bedrooms and the family Bathroom

The property is located to near to local amenities and public transport links.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	