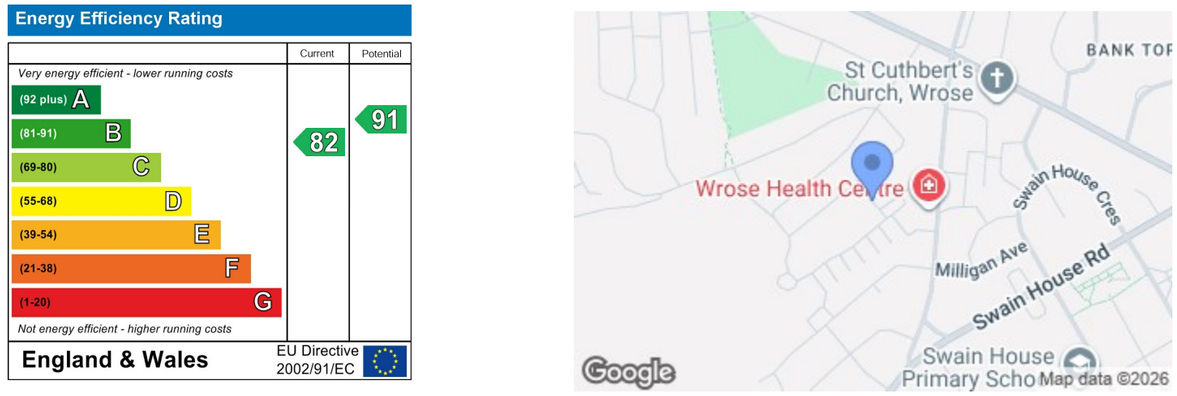

Viewing arrangements

Strictly by appointment through WW Estates
01274621625
lettings@wwestateagents.com

Directions

See Mapping

9 The Green, Idle, Bradford, BD10 9PT | 01274621625 | lettings@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Sinclair Road, Bradford, BD2 1QF
£1,100 Per Calendar Month

Sinclair Road, Bradford, BD2 1QF

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AVAILABLE NOW END TERRACE** THREE BEDROOMS **OCCASIONAL ROOM AND LARGE ATTIC BEDROOM**NEWLY BUILT PROPERTY**

Situated in a popular location this end of terrace house offers a comfortable living space making it an ideal home for families seeking a blend of style and practicality.

As you enter the property you are welcomed by a spacious living room ideal for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout all the living spaces.

Just off from the living room features glass double doors which leads to a separate kitchen dining area which is perfect for entertaining guests.

The kitchen which comprises of gloss wall and base units, complimentary marble worktops, white tiled splash backs, an electric oven and hob and an extractor over. The landlord can also include fridge/ freezer and washing machine if required.

To the first floor, the property has a two double bedrooms and a small occasional room you could use for storage. The first floor also has a fully tiled house bathroom with a three piece suite with shower over head and extractor fan.

To the third floor there is a very spacious attic bedroom with windows at both sides making it a very bright and calming space.

Externally the property has an enclosed garden with a shed. To the front of the property there is a paved shared driveway with parking available for two vehicles.

This house presents an excellent opportunity for those seeking a modern and spacious home in Bradford. With its appealing features and prime location, it is a property not to be missed.

| Rent £1,100 | Deposit £1,100 | Holding Deposit £253 | EPC B | Council Tax Band B |

Fixtures & fittings	Services
Rating authority Borough Council Tax Band B	Tenure