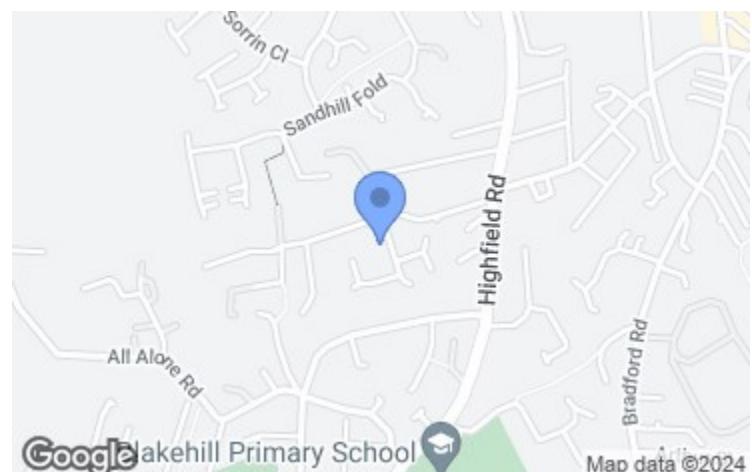




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	57	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



#### Viewing arrangements

Strictly by appointment through WW Estates  
01274 621625  
lettings@wwestateagents.com

#### Directions

See Mapping



**Santa Monica Grove, Bradford, BD10 8QG**  
**£500 Per Calendar Month**

9 The Green, Idle, Bradford, BD10 9PT | 01274 621625 | 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.



**PrimeLocation.com**

**Zoopla.co.uk**

**rightmove**



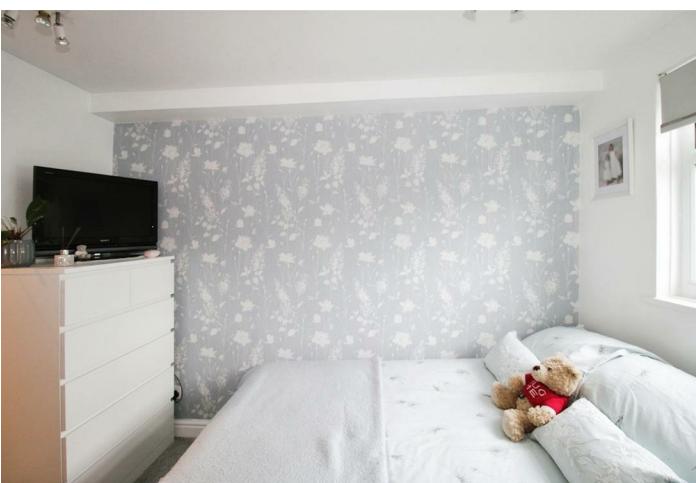
\*\* AVAILABLE 01/06/2024 \*\* GROUND FLOOR FLAT \*\* ONE BEDROOM \*\* OFF-STREET PARKING SPACE \*\* CLOSE TO LOCAL AMENITIES AND TRANSPORT ROUTES \*\*

Welcome to this charming ground floor flat located close to the popular Idle Village, Bradford. This property boasts a contemporary living space, the kitchen includes a four ring electric hob with grill and oven, and built in fridge freezer. With one cosy bedroom, this flat is ideal for a single professional, a couple. The bedroom can comfortably fit a double bed and benefits from built-in storage, there is plumbing for a washing machine within the bedroom cupboard.

Through the bedroom is the modern shower room, offering both convenience and style.

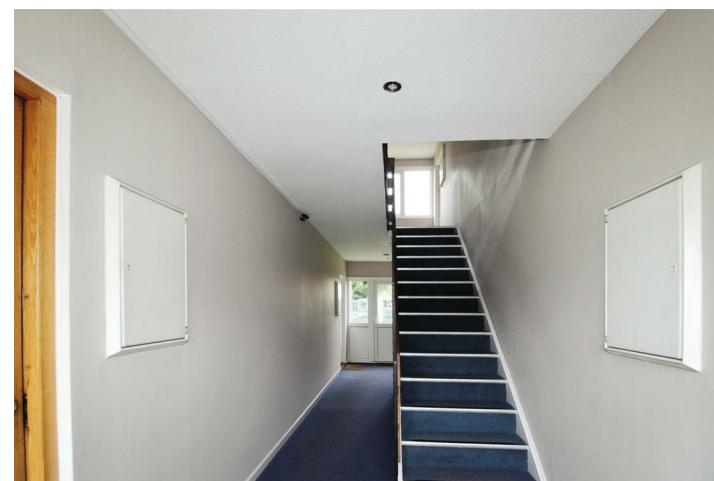
Situated in a convenient location, this flat also offers off-street parking for one vehicle.

Don't miss out on the opportunity to make this



lovely ground floor flat your new home. Contact us today to arrange a viewing.

| Available 01/06/2024 | Rent £500.00 | Bond £500.00 | Holding Deposit £115.00 | No Pets | Council Tax Band A | EPC D |



Train  
Apperley Bridge  
Station  
1.1 Miles



Primary School  
Blakehill Primary  
School  
0.4 Miles



Secondary School  
Immanuel College  
1.3 Miles

Fixtures & fittings

Rating authority  
Bradford Council Tax Band A

Services

Tenure