


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(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
01274621625
lettings@wwestateagents.com



Directions

See Mapping



Fourlands Road, Bradford, West Yorkshire BD10 9TB
£1,075 Per Calendar Month

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.

****DISCOUNTED RENT FOR UPFRONT PAYMENT (6 OR 12 MONTHS)****

****3/4 BED DUPLEX APARTMENT** PART FURNISHED ** DECEPTIVELY SPACIOUS ** GREAT LOCATION ****

This spacious three/four bedroom apartment is situated near Idle village offering a wealth of amenities.

The accommodation comprises: Stairs up to the first floor hallway, which leads to a spacious lounge with a living flame gas fire housed in a feature surround, finished with neutral decor and wood effect laminate flooring.

The modern breakfast kitchen is fitted with a good range of wall and base units in wood effect with complimentary work surfaces, a stainless steel basin with mixer tap and tiled splash backs. Gas hob with electric oven and stainless steel cooker hood. The breakfast bar houses four stools, an ideal place to enjoy your morning coffee. There is a fridge freezer, plumbing for a washing machine and is finished with spot lighting and wood effect laminate flooring.

The second reception room / bedroom four benefits from a wall mounted gas fire and is finished off with wood effect laminate flooring and neutral decor.

The separate WC and house bathroom with sink, bath and shower over are to the first floor, both fully tiled.

To the second floor there are three good sized bedrooms, the master having an en-suite is fully tiled and fitted with a double shower, storage basin unit and W.C. Bedrooms one and two are doubles and bedroom three is a good sized single, all with skylight windows, carpets and plenty of storage.

Double glazed and central heating throughout, a new boiler has been fitted recently.

To the rear is a small garden and access to parking for up to four cars

| Rent £1,075 | Bond £1,240 | Holding Deposit £248 | EPC D | Council Tax Band A | No Pets |



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Services

Rating authority
Borough Council Tax Band A

Tenure