

Ground Floor

First Floor

Total Area: 56.6 m² ... 610 ft²

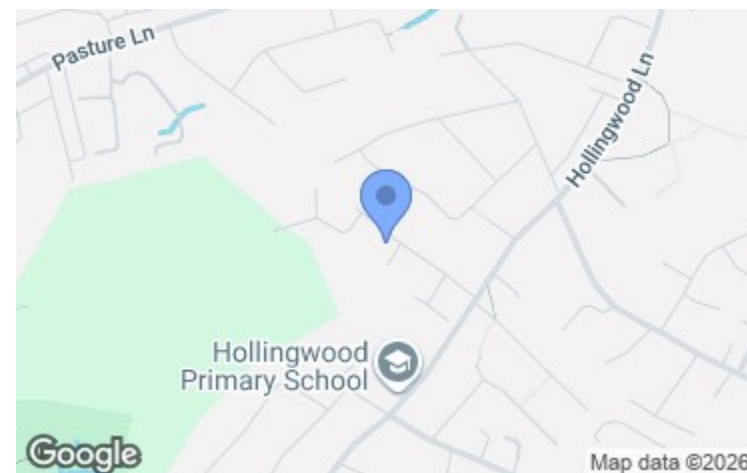
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		75	
(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
 01274621625
 lettings@wwestateagents.com



Directions

See mapping.



Tanner Hill Road, Bradford, BD7 4BR
£795 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.



Tanner Hill Road, Bradford, BD7 4BR



**** AVAILABLE NOW** TWO DOUBLE BEDROOMS ** DOWNSTAIRS WC ** LOW MAINTENANCE GARDEN ** GREAT LOCATION ****

Located on Tanner Hill Road in Bradford, this charming two-bedroom terraced house offers a comfortable living space, perfect for individuals, couples or families seeking a modern home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The heart of the home is the kitchen/diner, which boasts fitted wall and base units, an oven, a gas hob with an extractor hood, and space for your appliances. Adjacent to the kitchen, the lounge features two sets of French doors that open directly onto the rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor living experience.

As you ascend to the first floor, you will find two double bedrooms, providing comfortable living spaces for family or guests. The bathroom

is well-appointed with a bath that includes a shower over, a low-level WC, and a hand wash basin, ensuring all your needs are met.

Externally, the property benefits from a driveway at the front, offering convenient off-street parking. The low-maintenance enclosed rear garden is ideal for those who prefer a space that requires minimal upkeep, perfect for enjoying the outdoors without the hassle.

This delightful terraced house is situated in a sought-after location, making it an attractive option for those looking to settle in a vibrant community. With its appealing features and practical layout, this property is not to be missed.

| Rent £795.00 | Deposit £795.00 | Holding Deposit £182.00 | EPC C | Council Tax Band B |



Train
your text here



Primary School
your text here



Secondary School
your text here

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