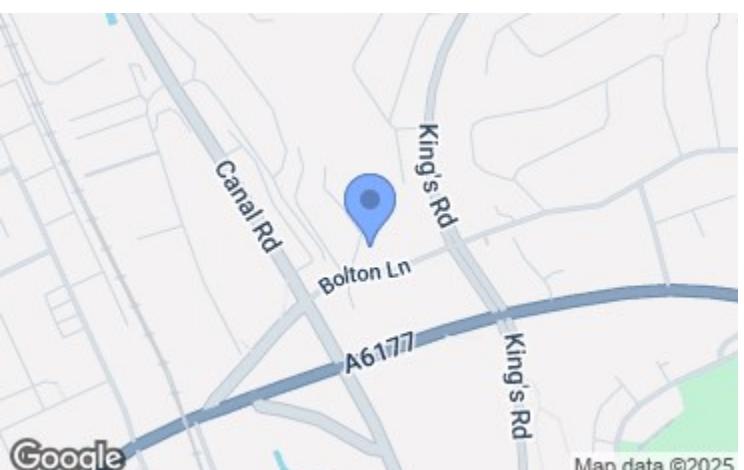




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	70	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions



Kingsley Avenue, Bradford, BD2 1DP
£895 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.



** WELL PRESENTED ** TWO DOUBLE BEDROOMS ** SEMI-DETACHED ** PRIVATE DRIVEWAY ** POPULAR LOCATION ** GOOD TRANSPORT LINKS ** AVAILABLE 10TH MARCH **

This lovely property is ideally positioned with great transport links to both Leeds & Bradford, and close to local amenities and schools.

The accommodation briefly comprises of: Entrance hallway leading into a light and airy living room, with feature electric fire and bay window. From the living room a part glazed door leads to the large modern kitchen with a range of base and wall units with tiled splash backs, a stainless steel sink, electric oven, gas hob and extractor over. Off the kitchen is a small storage room, housing the boiler.

The staircase rises to the first floor landing with two good sized double bedrooms, both with wardrobes. The house bathroom has a three piece suite including a corner bath with a waterfall shower over.



Externally to the front of the property there is a lawned front garden with a private driveway with space for one car, and a separate garage. Through a gate leads to the enclosed back garden which is part paved and part lawned.

| Rent £895 | Bond £895 | Holding Deposit £205 | EPC C | Council Tax Band B |



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Rating authority
Borough Council Tax Band B

Services

Tenure