



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

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



Fairfax Avenue, Drighlington, BD11 1DP
£995 Per Calendar Month



**** AVAILABLE NOW **** **THREE BEDROOMS**
**** SEMI-DETACHED **** **NEW CARPETS ****
REDECORATED ** **GARAGE **** **PRIVATE DRIVEWAY ****

We are pleased to bring to market this this delightful semi-detached house on Fairfax Avenue, nestled in the desirable area of Drighlington. It is close to local amenities and offers easy access to transport links, making it an excellent choice for commuters.

The property boasts a generous living space of 1,227 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by two large reception rooms offering plenty of space for entertaining. The separate kitchen has a range of wall and base units, contrasting worktops and splashbacks, double electric oven, gas hob and extractor over.

Upstairs there are three well-proportioned bedrooms providing ample accommodation.

The family bathroom consists of a bath with shower over and wash basin, with a separate WC, providing comfort for all members of the household.

Externally there is off street parking to both the front and side of the property. At the end of the drive is a large garage, along with an enclosed rear garden which is part paved and part lawned.

This semi-detached house on Fairfax Avenue is a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this delightful property your new home.

| Rent £995 | Bond £995 | Holding Deposit £228 | Council Tax Band A | EPC D | 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