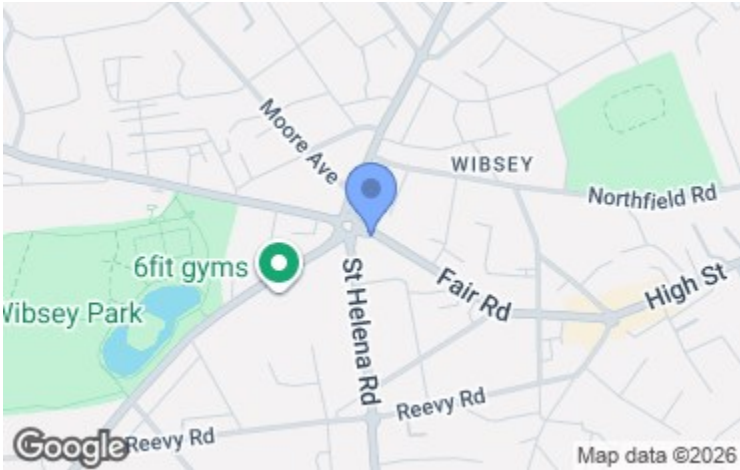




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping

Fair Road, Bradford, BD6 1TD
£595 Per 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.



**** AVAILABLE NOW ** ONE BEDROOM **
FIRST FLOOR FLAT ** OPEN PLAN LIVING
AREA AND KITCHEN ** SPACIOUS
BEDROOM ****

Nestled in the heart of Bradford, on Fair Road, this delightful first-floor flat offers a perfect blend of comfort and convenience. This property is ideal for those seeking a cosy living space.

The flat comprises of a spacious open plan living room and kitchen that provides a welcoming space for relaxation and entertaining. The kitchen offers a range of fitted oak units, complementary worktops and tiled splashback. Appliances include a free standing oven and gas hob with extractor fan.

The flat has a large double bedroom which has plenty of windows including a Velux window which allows lots of sunlight.

The modern bathroom offers a white three piece suite comprising of a shower cubicle, wash

basin with fitted cupboards and WC.

The property is situated in a vibrant area, with local amenities and transport links just a stone's throw away, making it easy to explore all that Bradford has to offer. With its appealing layout and prime location, this first-floor flat on Fair Road is not to be missed. Embrace the chance to make this charming space your new home.

| Rent £595 | Deposit £595 | Holding Deposit £136 | EPC E | Council Tax Band E |



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