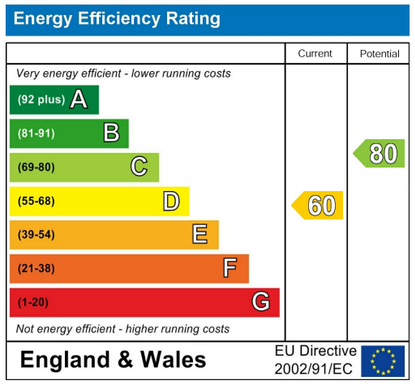
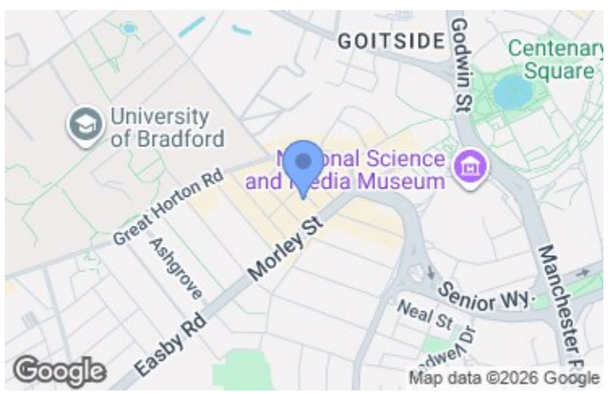







## Viewing arrangements

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

## Directions

See Mapping

# Grove Terrace, Bradford, BD7 1AU

# £1,400 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.

# Grove Terrace, Bradford, BD7 1AU

1 5 2

**AVAILABLE NOW** FIVE BEDROOMS ** MID-TERRACE ** FULLY FURNISHED ** PAVED PATIO TO REAR **

Nestled in the heart of Bradford, on the charming Grove Terrace, this mid-terrace house offers a splendid opportunity for families or those seeking ample space. Spanning an impressive 1,862 square feet, the property boasts five well-proportioned bedrooms, providing plenty of room for relaxation and privacy.

Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The kitchen consists of a range of base & wall units in wood effect with complementary work surfaces. Stainless steel sink with mixer tap and tiled splash backs, A free standing gas oven & hob with over head extractor, a washing machine & a fridge freezer. On the ground floor there is a double bedroom fitted with a double bed, wardrobe, desk and chair and also a chest of drawers.

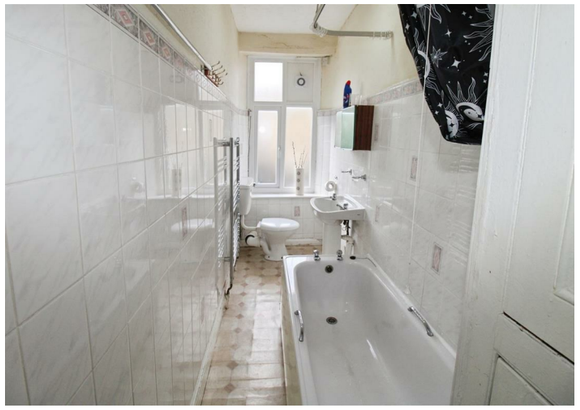
To the first floor there are two double bedrooms both fitted with double beds, desk, chair, wardrobe and chest of drawers. The bathroom consists of tiled walls, a bath with a shower over, a w/c, and a wash hand basin.

To the second floor there are another two double bedrooms both fitted with double beds, desk, chair, wardrobes and chest of drawers and there is a second bathroom which is modern and stylish featuring tiled walls, a shower cubicle, a w/c and wash hand basin.

At the rear there is a paved patio which you could use as a garden or a parking space available for two vehicles.

Grove Terrace is ideally situated, offering easy access to local amenities, schools, and transport links, making it a desirable location for both families and professionals. This property presents a wonderful opportunity to create a warm and inviting home in a vibrant community.

| Rent £1,400 | Bond £1,400 | Holding Deposit £322 | EPC D | Council Tax Band C |















| Fixtures & fittings | Services |
|---|---|
| Rating authority<br>Borough Council Tax Band C | Tenure |