

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 91                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   | 72      |                                                                                                             |
| (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



South Street, Bradford, BD13 4AQ  
£750 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.

South Street, Bradford, BD13 4AQ

 1  2  1

**\*\* AVAILABLE NOW \*\* TWO BEDROOMS \*\*  
MID TERRACE \*\* NEW BOILER \*\*  
RECENTLY RENOVATED \*\*NEW  
FLOORING\*\***

This delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1890, the property retains much of its original charm while providing a comfortable and inviting atmosphere.

Upon entering this property provides a spacious living room with a feature fireplace, ideal for both relaxation and entertaining.

The newly tiled kitchen offers a range of fitted units, complementary work tops, electric hob and an oven.

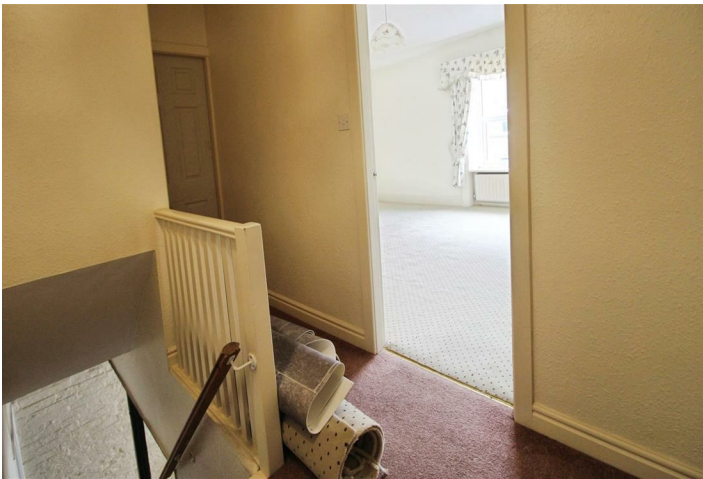
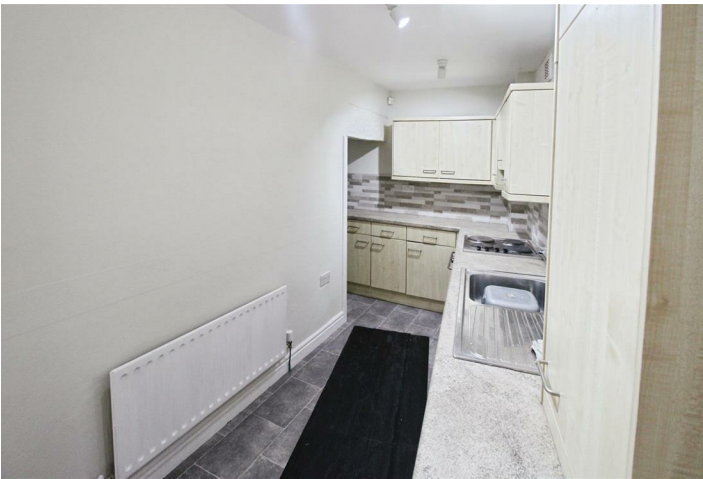
To the first floor there is two bedrooms both with fitted wardrobes providing ample storage. The newly renovated family bathroom is modern and stylish, featuring tiled walls, a bath with a shower over, a w/c, and a wash hand basin.

The property also benefits from a small cellar which is ideal for storage.

A great feature of this property is the newly installed TADO smart climate control system, where you can remotely control the heating and individual radiator thermostats. To use this system tenants will need to have internet installed in the property. A manual, traditional method of controlling the heating is also available.

The property is situated in a friendly community close to all local amenities and schools. This property presents an excellent opportunity to enjoy the tranquillity of village life while remaining well-connected to the vibrant city of Bradford.

| Rent £750.00 | Deposit £750.00 | Holding  
Deposit £172.00 | EPC C | Council Tax Band A  
|



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