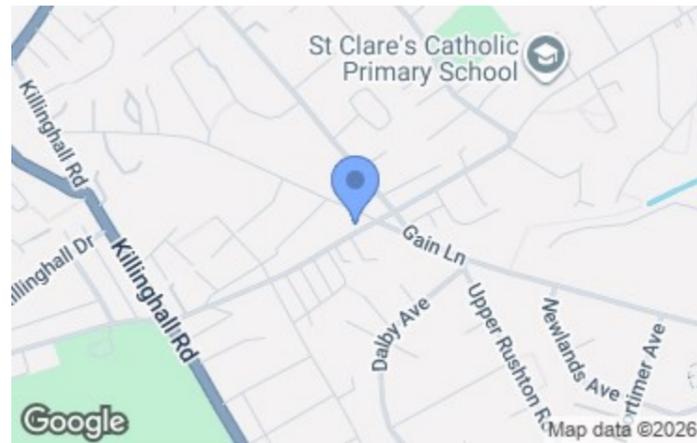




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See Mapping

**Fagley Road, Bradford, Yorkshire BD2 3LS**  
**£495 Per Calendar Month**

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.



Fagley Road, Bradford, Yorkshire BD2 3LS



**\*\* AVAILABLE NOW \*\* ONE BEDROOM  
BACK TO BACK TERRACE \*\* OPEN PLAN  
LOUNGE KITCHEN \*\* CLOSE TO LOCAL  
AMENITIES \*\***

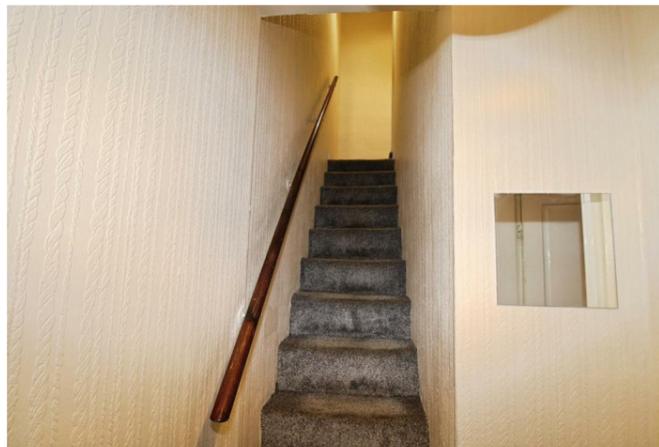
| Rent £495 | Bond £495 | Holding Deposit  
£113 | EPC D | Council Tax Band A |

Situated on the popular Fagley Road is this spacious one bedroom property with open plan lounge kitchen, double bedroom and fully tiled bathroom.

To the ground floor there is an entrance vestibule and spacious open plan lounge/kitchen. The kitchen comprises of a range of wall and base units in light beech, a tiled splash back, fitted gas hob, electric oven and extractor. There is also space for a washing machine.

From the ground floor there is also access to a downstairs cellar with lighting.

To the first floor there is a spacious double bedroom with hanging rail, storage and a fully tiled family bathroom with three piece suite and electric shower over.



**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