

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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@wwstateagents.com



Directions



Sovereign Court, Bradford, BD2 2DB
£1,050 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.

**** AVAILABLE NOW ** THREE BEDROOMS**
**** DETACHED HOUSE ** GREAT LOCATION**
**** MODERN THROUGHOUT ** PRIVATE DRIVEWAY ****

We are pleased to bring to market this well presented three bedroom, detached property. With modern fixtures and fittings throughout and situated in a quiet area of Eccleshill, this property is a must have!

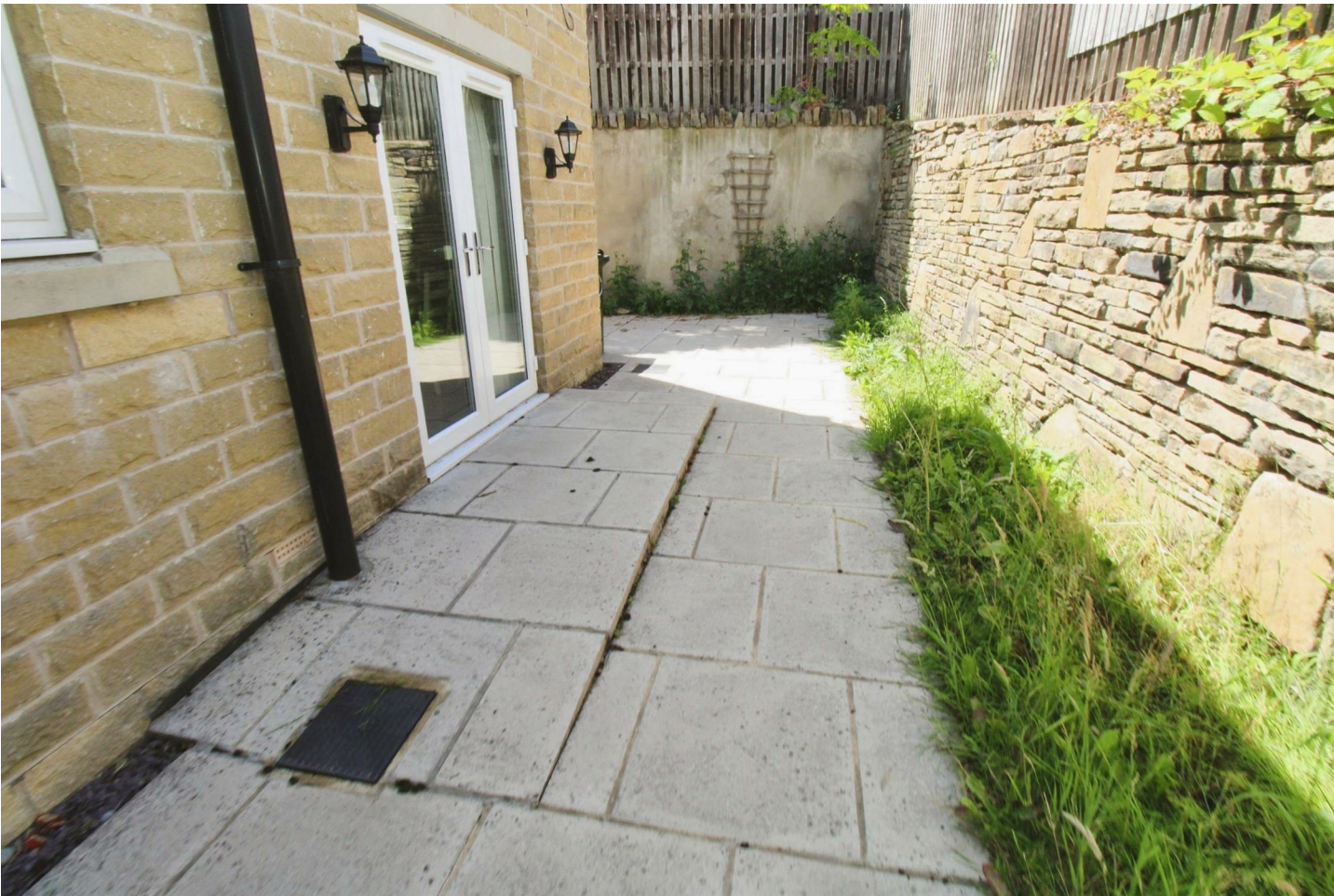
The accommodation briefly comprises: Entrance hallway leading to the spacious lounge with dual aspect, giving lots of natural light. The room is neutrally decorated with carpeted flooring. The large kitchen diner comprises a range of base and wall units, contrasting worktop and complimentary tiled splash backs. Appliances include an electric oven, gas hob and extractor over, with plumbing for a washing machine. Patio doors lead to the rear garden making this a great extension to your living space.

To the first floor are three generous bedrooms,

all neutrally decorated with carpeted flooring. The main bedroom benefits from an en-suite shower room with. The family bathroom comprises of a white three piece suite with WC, basin and bath with shower over, finished with tiling throughout.

Externally the property benefits from a private driveway with low maintenance gardens to the side and rear.

| Rent £1,050 | Bond £1,211 | Holding Deposit £241 | EPC C | Council Tax Band D | Pets Considered |



Train
your text here



Primary School
your text here



Secondary School
your text here

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