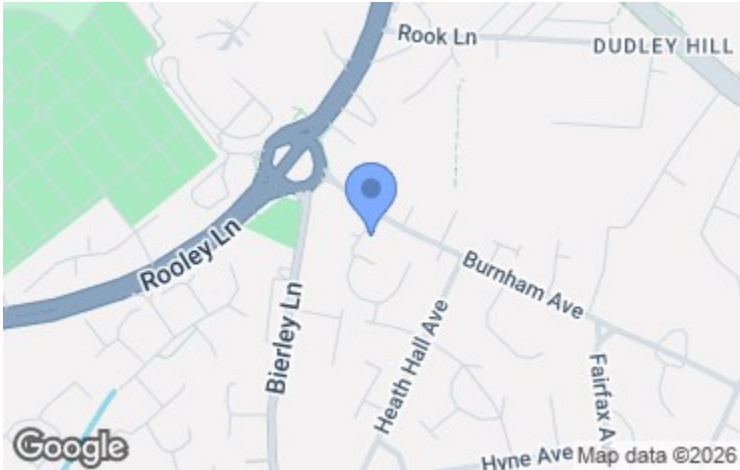




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      |           |
| (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

Hopton Avenue, Bradford, BD4 6JL  
£1,050 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.



Hopton Avenue, Bradford, BD4 6JL

 1  3  2

**\*\* AVAILABLE NOW \*\*** **THREE BEDROOMS**  
**\*\* SEMI DETACHED \*\*** **FRONT AND REAR**  
**GARDEN \*\* GREAT LOCATION \*\***

Situated in a popular location close to local amenities this delightful semi detached house is perfect for those seeking a comfortable and convenient living space.

As you enter, you are greeted by a spacious living room, perfect for relaxing or entertaining guests. The living room leads into the kitchen which comprises of grey gloss wall and base units, complimentary worktops, white tiled splash back, electric oven, gas hob and extractor over. The kitchen also offers space for a washing machine and fridge freezer.

The ground floor also benefits from a convenient downstairs toilet.

To the first floor, the property has a double bedroom and two single bedrooms. The first floor also has a fully tiled house bathroom with

a three piece suite with shower over head.

Externally the property benefits from an enclosed garden to the rear. To the front of the property there is a small garden and driveway with parking available for one vehicle.

| Rent £1,050.00 | Bond £1,050.00 | Holding Deposit £241.00 | EPC C | Council Tax B |



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