
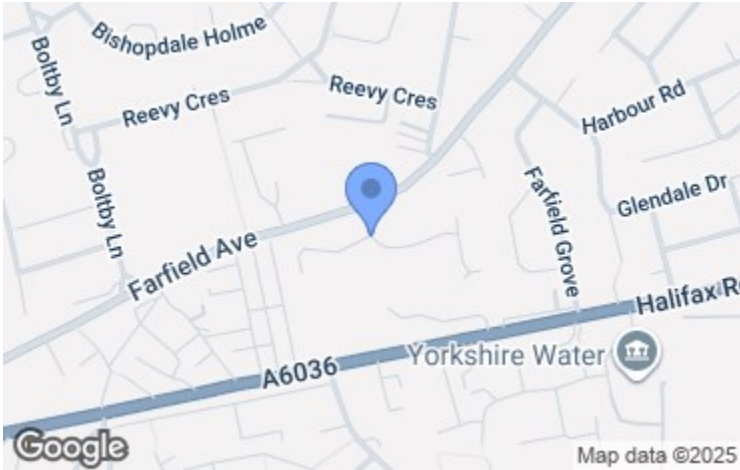




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping

Clydesdale Drive, Bradford, West Yorkshire BD6 2EE  
£850 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.





**\*\* SEMI DETACHED \*\* MODERN \*\* TWO BEDROOMS \*\* GARDEN TO THE REAR \*\* OFF ROAD PARKING \*\* WELL PRESENTED \*\* IDEAL FAMILY HOME \*\***

Fabulous opportunity to rent this recently refurbished family home. Situated in a popular residential area the property is ideal for local schools, retail park and transport links for Bradford.

The accommodation briefly comprises of:

Spacious lounge with double glazed window and electric fire. Leading to the Fully fitted kitchen with wall, base and drawer units with complimentary work surface and tiled splash backs. The property also benefits from an integrated electric oven, four ring gas hob and extractor hood. Vinyl flooring and door accessing the rear garden.

The first First floor offers two bedrooms the master double being to the front elevation and to the rear a second double, both neutrally

carpeted and decorated.

The family bathroom is fully cladded in grey marble, white three piece suite comprising of bath, over head shower, pedestal hand wash basin, push button WC and new vinyl flooring.

Externally to the front he driveway offers off road parking for multiple cars. To the rear there is a raised decked area and gravelled section.

| Rent £850 | Bond £850 | Holding Deposit £196 | Council Tax Band B | EPC D |



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

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