


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Viewing arrangements

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

Directions

See Mapping.

Stott Terrace, Bradford, West Yorkshire BD2 2DX
£675 Per Calendar Month

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 19TH JUNE ** MODERN END STONE TOWN HOUSE ** PRESENTED TO A HIGH STANDARD WITH QUALITY FIXTURES AND FITTINGS ** OPEN PLAN LIVING ** PART FURNISHED ** POPULAR LOCATION ****

This lovely accommodation provides, grey composite door into a light and spacious open plan lounge/kitchen with double glazed window, laminate oak floor and under stairs storage. Modern slate grey fitted kitchen with light oak contrasting worktops and splash returns, composite sink with mixer taps, recessed LED lighting, integrated electric oven, halogen hob and extractor unit, integrated washing machine and large fridge freezer all brand new. Glass dining table and chairs.

The first floor landing offers access to the master bedroom, study room and house bathroom. The master is a good size with storage, electric heating and carpet floor. The stylish family bathroom consisting of a three piece suite in white with chrome fittings, over

rain shower and hose with glass shower screen, concealed push button W.C, vanity hand basin & finished with complimentary decor and floor and wall flooring.

Furnishing to include ; Two seater sofa, dining table and chairs, desk with chair in the single room. Pictures used represent the house when fully furnished.

| Rent £675 | Bond £675 | Holding Deposit £155 | EPC D | Council Tax Band A | No Pets |



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