



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Viewing arrangements

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

### Directions

See Mapping

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.



**Clara Road, Bradford, BD2 1QE**  
**£1,000 Per Calendar Month**



Clara Road, Bradford, BD2 1QE



**\*\* AVAILABLE NOW \*\* THREE BEDROOMS  
 \*\* SEMI DETACHED \*\* CLOSE TO LOCAL  
 AMENITIES \*\* POPULAR LOCATION \*\***

Set on the popular Clara Road this three bedroom semi-detached house presents an excellent opportunity for families.

When first entering the property you are greeted by the spacious living room which leads into an inviting dining room serving as a perfect gathering space for family and friends. The dining room then leads off to the kitchen which comprises of a range of wall and base units, complimentary worktops and tiled splash backs. With an electric double oven, gas hob, extractor over and under counter fridge included.

To the first floor are two good sized double bedrooms with fitted wardrobes, a single bedroom and the house bathroom comprising of a WC, pedestal washbasin and walk in shower. The bathroom is finished with tiled walls and vinyl flooring.

Externally there are spacious paved gardens to the front and rear. The property also benefits from a garage and a driveway to the front and a shed for storage in the back garden.

| Rent £1000 | Bond £1000 | Holding Deposit £230 | EPC D | Council Tax C |



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

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