




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	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@wwstateagents.com

Directions

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.

Sandhill Close, Bradford, BD8 0DZ
£725 Per Calendar Month



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 1  2  2

**** AVAILABLE NOW ** FIRST FLOOR APARTMENT ** TWO BEDROOMS ** EN-SUITE ** ALLOCATED PARKING ** GREAT LOCATION ** PART FURNISHED ****

Step inside this bright and welcoming first floor apartment, perfectly positioned for convenience and comfort. Situated close to excellent transport links, well-regarded schools, local shops, and the hospital, it's an ideal choice for those who value both style and practicality.

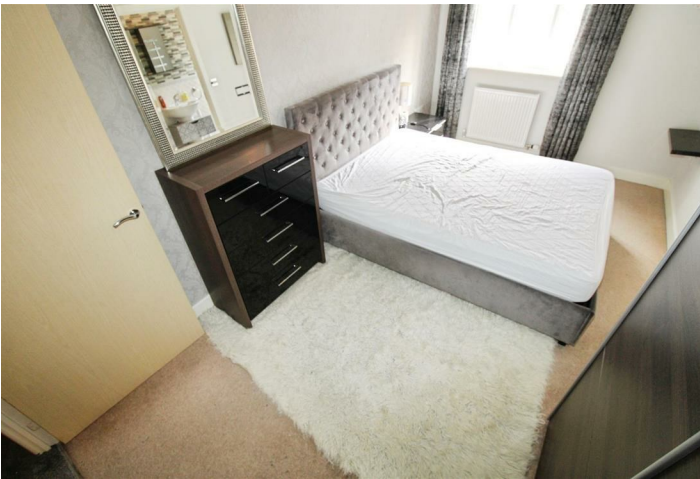
The heart of the home is the open-plan living and kitchen area — a light-filled space designed for both relaxing and entertaining. The master double bedroom benefits from its own private en-suite, while the second single bedroom is perfect for guests, a child's room, or a home office. A modern main bathroom completes the accommodation.

With an impressive EPC rating of B, the property offers great energy efficiency and lower running costs.

An allocated parking space is included, providing added ease in this sought-after development.

Part-furnished and ready to move into, this apartment combines modern living with a fantastic location. Early viewing is recommended to secure this fantastic home.

| Rent £725 | Deposit £725 | Holding Deposit £167 | EPC B | Council Tax Band B |



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