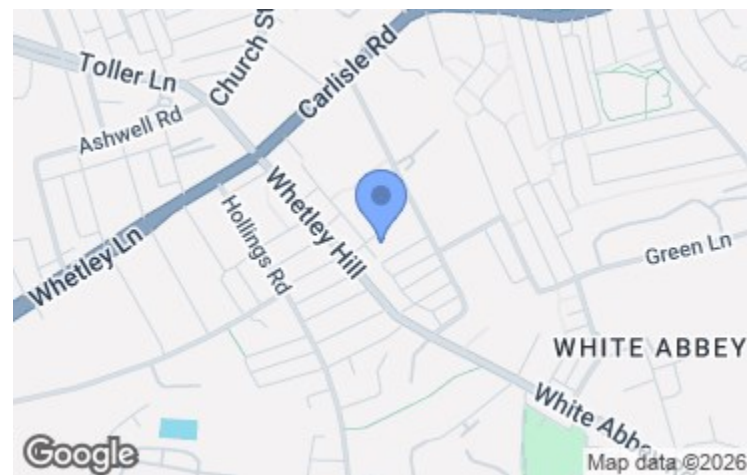




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See Mapping

**Leyburne Street, Bradford, BD8 8NG**  
**£875 Per Calendar Month**

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.



# Leyburne Street, Bradford, BD8 8NG

 1  2  1

**\*\* AVAILABLE NOW \*\* TWO BEDROOMS \*\*  
MID TERRACE \*\* NEWLY RENOVATED \*\*  
CLOSE TO LOCAL AMENITIES \*\***

| Rent £875 | Bond £1009 | Holding Deposit  
£201 | EPC D | Council Tax Band A |

Located in the heart of Bradford, Leyburne Street presents a newly renovated mid-terrace house that is perfect for those seeking a comfortable and convenient living space.

Upon entering this delightful property provides a spacious living room with feature fire, ideal for relaxing or entertaining guests. The kitchen offers a range of fitted grey gloss units, complementary worktops, electric hob, integrated oven, washing machine and dishwasher.

To the first floor is a generous double bedroom with feature fireplace and a single bedroom, plus a house bathroom comprising of a three piece suite finished with tiling throughout and towel rail.

The property also benefits from a basement which is ideal for storage.



**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