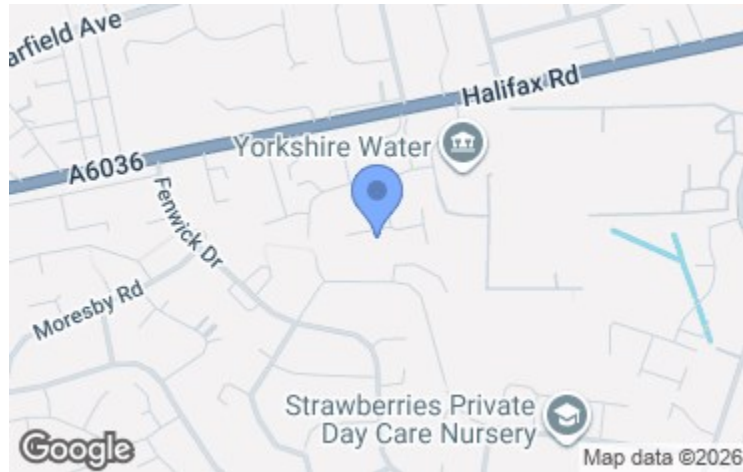




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100*
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping

Cherwell Drive, Bradford, BD6 2BX
£1,100 Per 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.



****AVAILABLE NOW** END TERRACE**
THREE BEDROOMS ** MODERN
PROPERTY ** SPACIOUS LIVING AREA****

Situated in a popular location this end of terrace house offers a comfortable living space making it an ideal home for families seeking a blend of style and practicality.

As you enter the property you are welcomed by a spacious living room ideal for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout all the living spaces.

Just off from the living room is a separate dining area which is perfect for entertaining guests.

The dining area leads to the kitchen which comprises of grey gloss wall and base units, complimentary wooden worktops, blue tiled splash backs, an electric oven, gas hob and an extractor over. It also includes a integrated fridge/ freezer and washing machine.

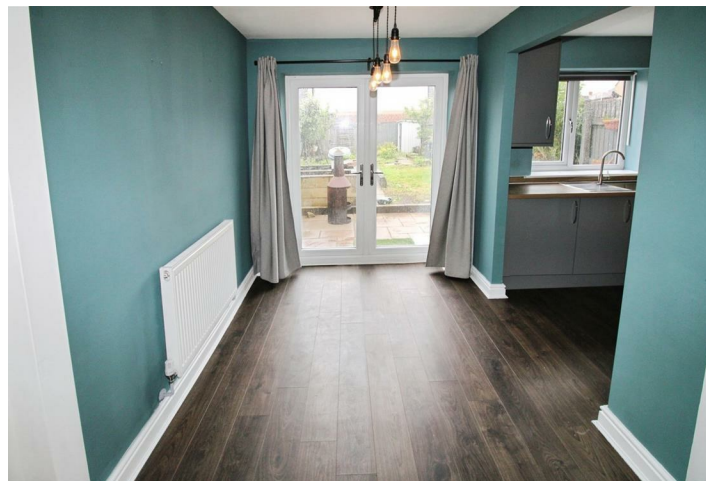
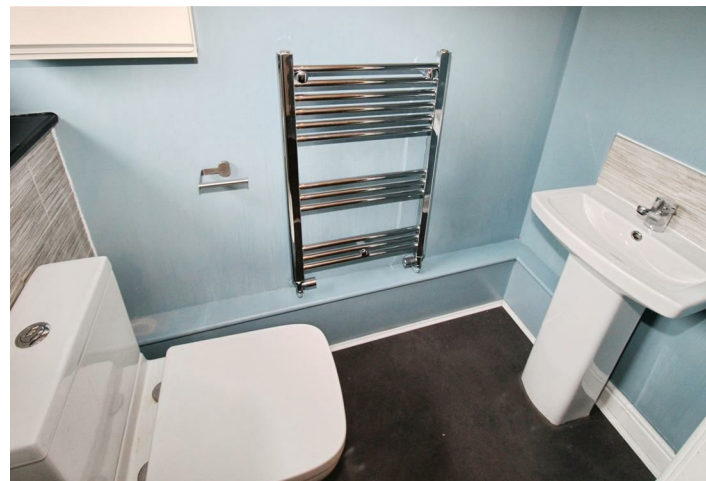
The ground floor also benefits from a downstairs toilet.

To the first floor, the property has a two double bedrooms and a second single bedroom. The first floor also has a partially tiled house bathroom with a three piece suite with shower over head and extractor fan.

Externally the property has an enclosed garden with two sheds. To the front of the property there is a driveway with parking available for one vehicle.

This house presents an excellent opportunity for those seeking a modern and spacious home in Bradford. With its appealing features and prime location, it is a property not to be missed.

| Rent £1,100 | Deposit £1,100 | Holding
Deposit £253 | EPC B | Council Tax Band 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