



**12 Exley Mount, Bradford, BD7 2QG**  
**£1,000 PCM**

This luxurious townhouse presents an excellent opportunity for those seeking a spacious and modern living space. Spanning an inviting space, the property boasts a well-designed layout that maximises both space and functionality.

Upon entering, there is a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The room is filled with natural light, creating a warm and inviting atmosphere. The townhouse features three generously sized bedrooms, providing ample space for relaxation and personalisation. Each bedroom offers a peaceful retreat, ideal for restful nights.

# Locate

The Property Experts

**Locate Properties UK LTD**

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



[www.locatehomes.co.uk](http://www.locatehomes.co.uk)

Registered in England & Wales No. 5161728

**Lounge**



**Bedroom One**



**Dining Kitchen**



**Family Bathroom**



**Bedroom Two**



**En-suite**



**Bedroom Three**

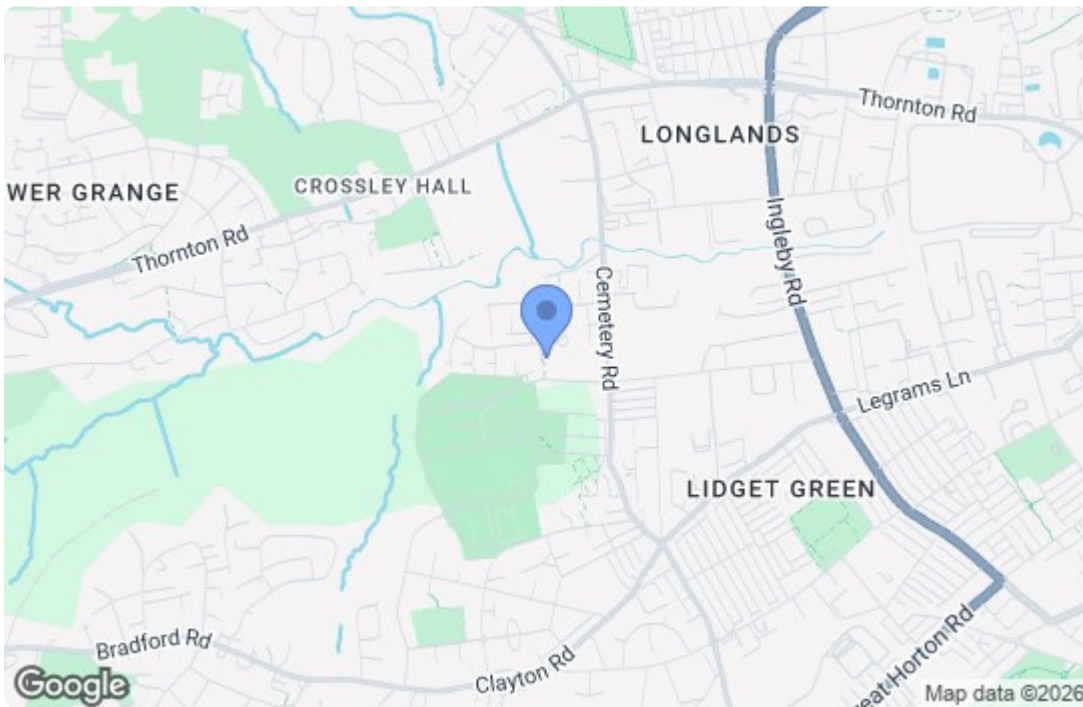


**Front elevation**



**Rear Garden**





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>			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	