



**242 Leeds Road, Bradford, BD2 3JU**  
**£1,200 Per Calendar Month**

This is a gorgeous semi-detached house which offers a perfect blend of comfort and convenience. Spanning an impressive 926 square feet, the property boasts two inviting reception rooms, kitchen and outdoor space to both the front and back.

The home features 2 double bedrooms, and a smaller third bedroom, providing ample space for families or those seeking a home office. The single bathroom is thoughtfully designed, catering to the needs of modern living.

# Locate

The Property Experts

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**Front Elevation**



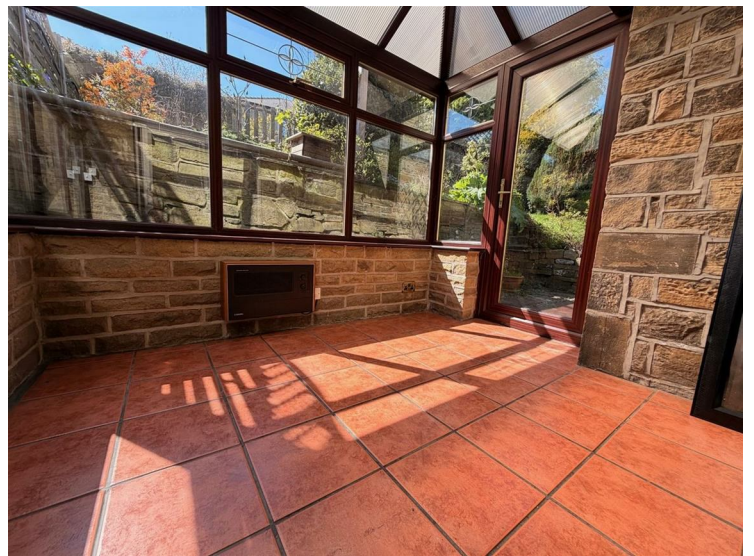
**Reception Room 2**



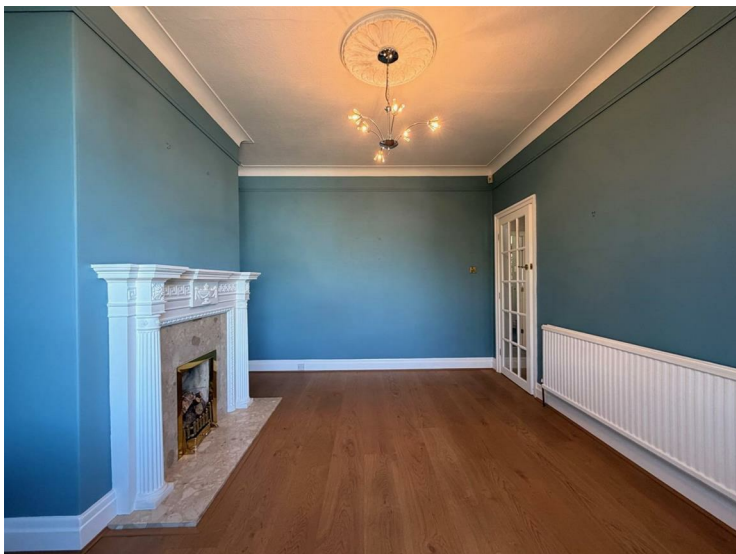
**Reception Room 1**



**Conservatory**



**Reception Room Angle 2**



**Kitchen**



**Kitchen Angle 2**



**Hallway & Stairs**



**Kitchen Angle 3**



**Bedroom 1**



**Kitchen Angle 4**



**Bedroom 1 Angle 2**



**Bedroom 1 Angle 3**

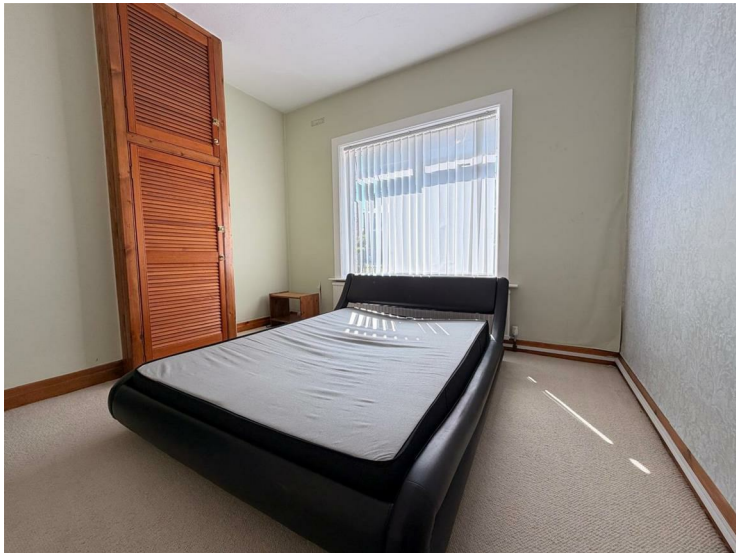


**Bedroom 3**



**Bedroom 1 Angle 4**

**Bedroom 2**



**Bedroom 3 Angle 2**



**Bedroom 2 Angle 2**



**Family Bathroom**



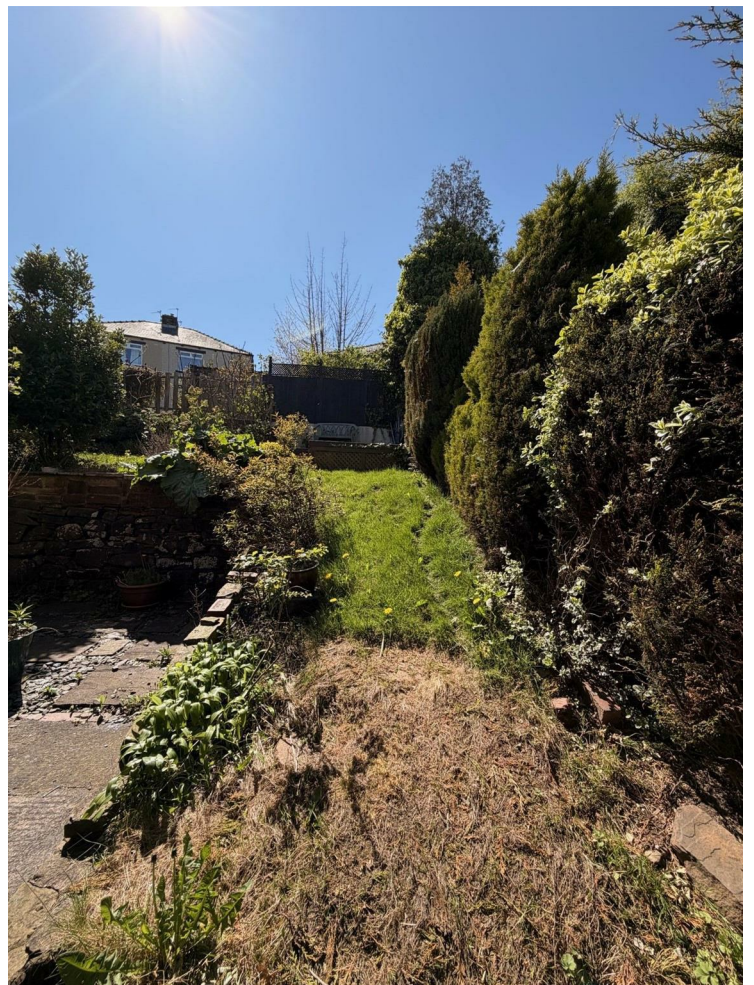
**Family Bathroom Angle 2**



**Family Bathroom Angle 4**



**Back Elevation**

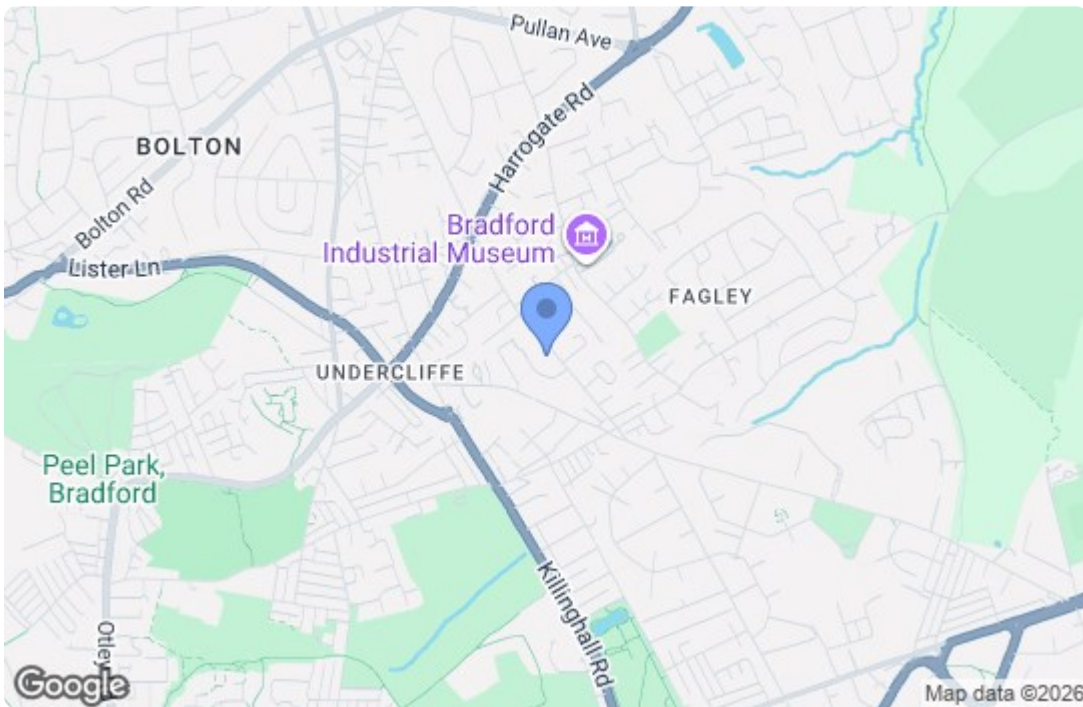



**Family Bathroom Angle 3**



Back Elevation Angle 2





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 