



**£950 PCM**

For rent is this true TWO BEDROOM BUNGALOW.

Close to Leeds/Bradford airport, new Apperley Bridge railway station.

Offering ground floor accommodation in a quiet cul-de-sac with level gardens.

This well presented bungalow modernised to a very high standard throughout.

It is situated in level gardens, just off Harrogate Road and convenient for public transport.

This easily managed property benefits from gas central heating and upvc double glazing along with cavity wall and loft insulation. For added piece of mind the bungalow is alarmed.

The accommodation comprise: Entrance hallway, lounge, modern fitted breakfast kitchen, modern bathroom, two bedrooms. Gardens, driveway and garage.

EPC C. Long term let available. Council tax band C.

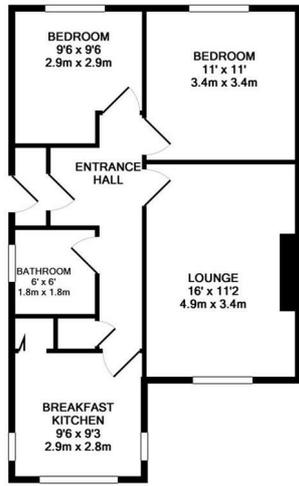
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	69 70		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	