



£1,100 PCM

***THREE BEDROOMS* *IMMACULATE PROPERTY* *EXCELLENT CUL-DE-SAC LOCATION* *LONG TERM LEASE* *CLOSE APPERLEY BRIDGE & RAILWAY STATION*
*SHORT DRIVE TO AIRPORT***

Nestled in the charming cul-de-sac of Summerbridge Drive, Eccleshill, Bradford, this immaculate semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

The home is equipped with full gas central heating, ensuring warmth and comfort throughout the colder months. The modern UPVC windows not only enhance the aesthetic appeal of the property but also contribute to energy efficiency, making it a practical choice for the environmentally conscious buyer.

The location is particularly advantageous, providing a peaceful residential atmosphere while remaining conveniently close to local amenities, schools, and transport links. This property is well-suited for those seeking a long-term lease, allowing you to settle into a welcoming community.

In summary, this three-bedroom semi-detached house on Summerbridge Drive is a delightful find, combining modern comforts with a prime location. It is an ideal choice for anyone looking to make a house a home in the heart of Bradford.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		86	(81-91) B		
(69-80) C		73	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		