



£750

AVAILABLE IN THE NEW YEAR!!!

Townend Estate Agents offer for rent this TWO bedroom stone built through terrace. Located close to Killinghall Road and all its amenities and just a short drive away from Bradford city centre. The property benefits from UPVC double glazing and wired smoke alarms throughout. Being recently renovated with: new kitchen, new bathroom, new carpets and flooring, newly decorated throughout. Also re-wired, re-plumbed, new boiler, new doors and windows. The property comprises briefly: Lounge, Kitchen, two bedrooms and family bathroom. Externally a small yard to the front, to the rear is a secluded patio area.

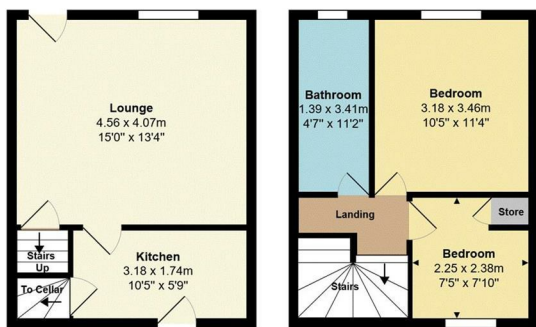
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor
Approx. Area: 27.4 m² ... 295 ft²

First Floor
Approx. Area: 27.4 m² ... 295 ft²

Approx. Total Area: 54.8 m² ... 590 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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SALES • LETTING

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