



Howard Close, West Cornforth, DL17 9LF  
3 Bed - House - Semi-Detached  
£750 Per Month

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## Howard Close West Cornforth, DL17 9LF

A delightful three bedroom semi detached house positioned pleasantly on Howard Close. The property has easy access to all of the local amenities offered in & around the immediate area itself. Benefits include gas central heating & double glazing throughout. In brief, the property comprises: Welcoming entrance hallway with stairs to first floor, useful ground floor cloaks/wc, fitted breakfasting kitchen & a 17ft (approximately) lounge/dining area with French doors to the rear garden. The first floor accommodation boasts three bedrooms & a lovely family bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed garden to the rear which is largely laid to lawn. A driveway providing access to a single garage lies beyond the rear garden itself. The front area is open aspect.

EPC Rating: C

Council Tax Band: B

Tenants required earnings: £22,800 Guarantors required earnings: £27,360

£750 pcm £750 bond

















**ENTRANCE HALLWAY**

**GROUND FLOOR CLOAKS / WC**

**BREAKFASTING KITCHEN**

10'9 x 10'3 (3.28m x 3.12m)

**LOUNGE / DINING AREA**

17'2 x 13'7 (5.23m x 4.14m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

12'7 x 10'5 (3.84m x 3.18m)

**BEDROOM TWO**

9'7 x 9'4 (2.92m x 2.84m)

**BEDROOM THREE**

9'1 x 7'2 (2.77m x 2.18m)

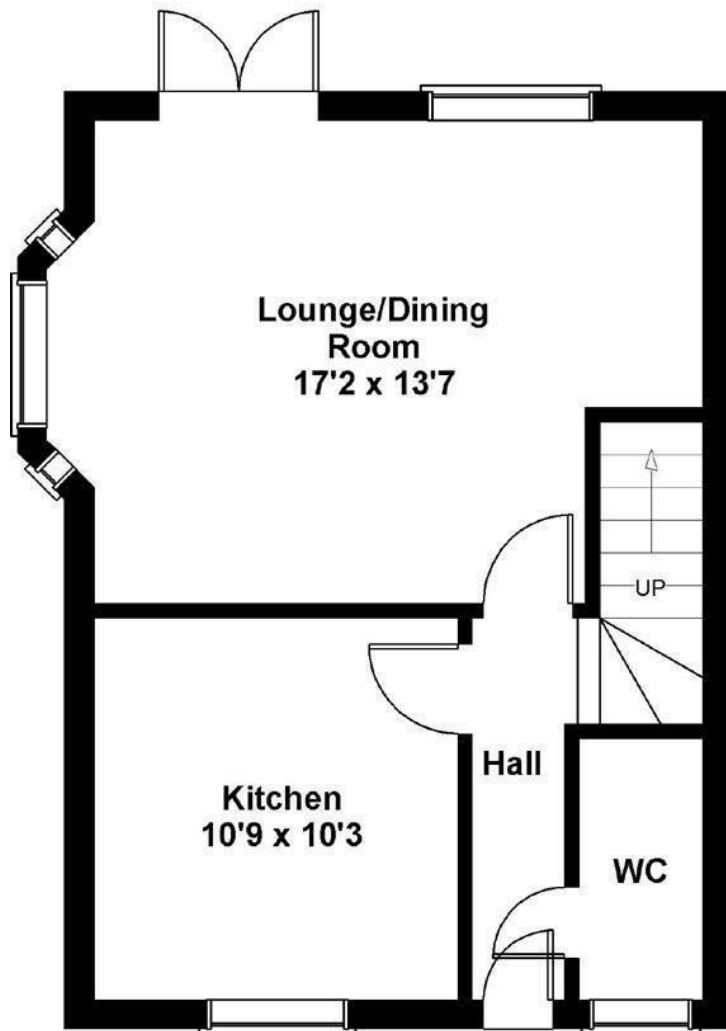
**FAMILY BATHROOM**

7'6 x 5'10 (2.29m x 1.78m)

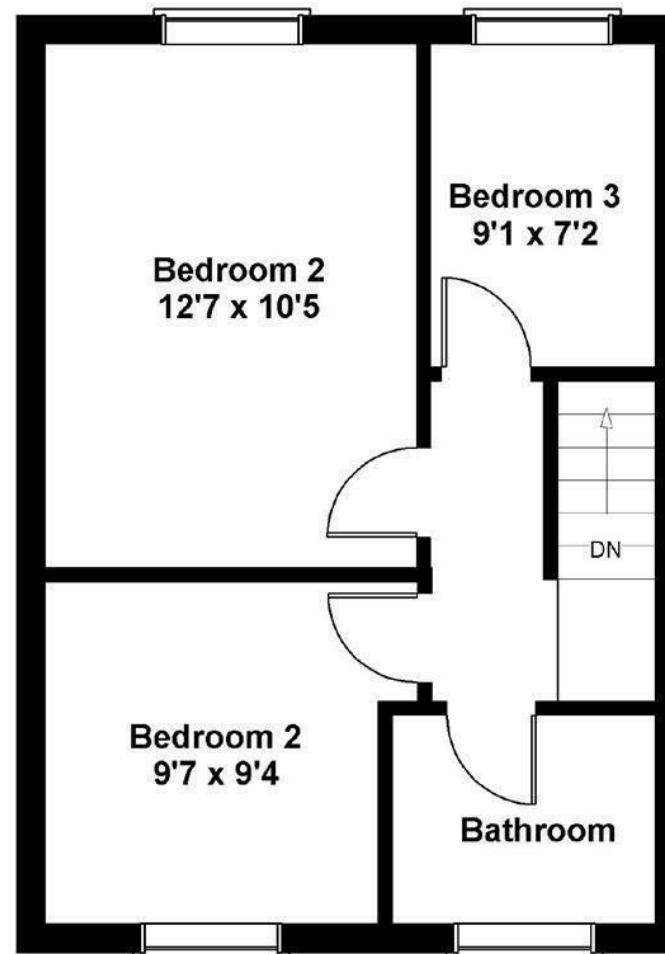
**EXTERNALLY**

**SINGLE GARAGE**

# 34 Howard Close



**GROUND FLOOR**



**FIRST FLOOR**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>89</b>
(81-81) <b>B</b>		
(69-80) <b>C</b>	<b>76</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		
England & Wales		EU Directive 2002/91/EC

