



**55 Kingsley Drive, Birkenshaw,
Bradford, BD11 2NE**

£795 Per Calendar Month

- RECENTLY UNDERGONE SOME COSMETIC IMPROVEMENT
- DRIVEWAY
- KITCHEN
- SHOWER ROOM

- CONENIENTLY LOCATED
- LOUNGE
- TWO BEDROOMS
- GARDENS TO FRONT AND REAR

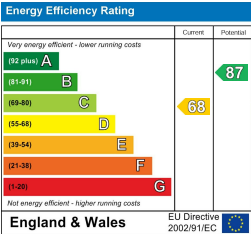
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***** MINIMUM SIX MONTH LEASE *****

Having recently undergone a programme of cosmetic improvement to include new carpets and redecoration is this 2 bedroomed semi detached true bungalow. Having the benefit of uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, kitchen, lounge, 2 bedrooms and shower room with 3 piece suite. Externally, there is a driveway which provides off road parking for one vehicle and leads to a detached garage. There is an established garden to the front and a low maintenance paved area to the rear. The property is located in Birkenshaw and is conveniently located for amenities including public transport links and the M62 motorway network is only a short drive away. Offered to let on an unfurnished basis with immediate occupation. Bond £915.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

Ground Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY