



Swain House Road, Swain House,
£825 Per Calendar Month

*****WELL PRESENTED THREE BEDROOM SEMI DETACHED WITH GARDEN TO FRONT AND REAR *****

Situated close to supermarket, schools and transport links is this well presented semi detached property briefly comprising ;Entrance hall ,kitchen, spacious lounge two storage rooms, to the first floor three bedrooms and a house bathroom with basin ,wc ,bath and walk in shower .

Externally there is a garden to the front and and enclosed garden to the rear .

Further benefits include gas central heating, upvc and double glazing .

Council Tax Band A .

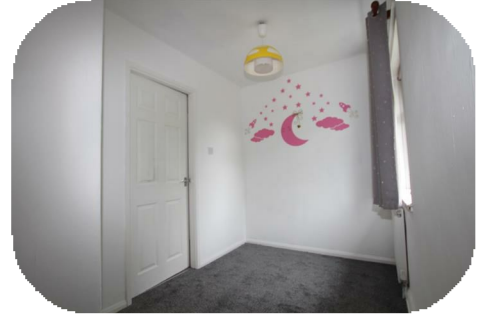
****VIEW IMMEDIATELY****

NO SMOKERS or PETS



Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(91-91) B	
(69-80) C		(89-90) C	
(55-68) D		(85-88) D	
(39-54) E		(79-84) E	
(21-38) F		(71-78) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk

