



## Bradford Road, Oakenshaw,

**£695 Per Calendar Month**

**\*\*\*WELL PRESENTED 2 BEDROOM THROUGH TERRACE WITH ENCLOSED GARDEN TO THE REAR \*\*\*\***

Well presented two double bedroom terrace property, situated in the sought after location of Oakenshaw - ideal for access to for Low Moor train station and excellent motorway links!

The accommodation benefits from gas central heating and double glazing.

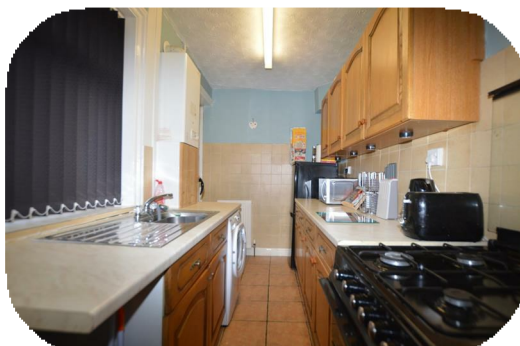
Briefly comprises; Entrance Vestibule ,spacious lounge , kitchen, cellar, two first bedrooms and house bathroom with shower over bath .

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

Council Tax Band A.

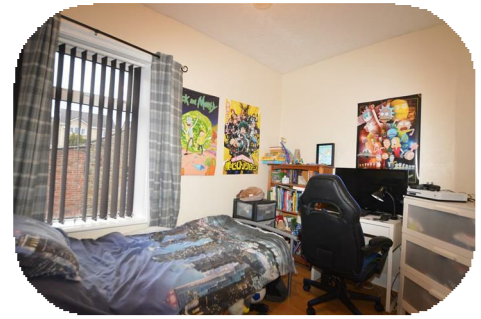
**\*\*\*\*VIEW IMMEDIATELY \*\*\*\***

**SORRY NO SMOKERS**



## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (13-38) <b>F</b> (1-12) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (13-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>81</b>		<b>81</b>
	<b>54</b>		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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