



## Bracewell Street, Keighley,

**£850 Per Calendar Month**

\*\*\*\*\* WELL PRESENTED THREE BEDROOM END TOWN HOUSE WITH FAR REACHING VIEWS \*\*\*\*\*

Situated close to Keighley town centre which offers a wide range of shops and amenities including bus and train stations offering access to Skipton, Leeds and Bradford is this end terrace property, briefly comprising of Entrance vestibule, open plan living, basement lounge. To the first floor 2 bedrooms with a Jack and Jill shower room. The 3rd bedroom with en-suite shower room is to the 2nd floor.

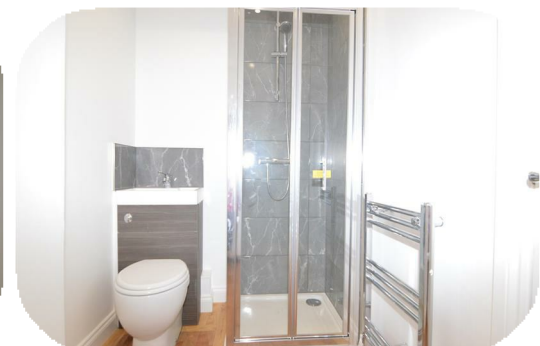
Externally there is a shared garden with a shed.

The property further benefits GSC and DG.

Council Tax Band A.

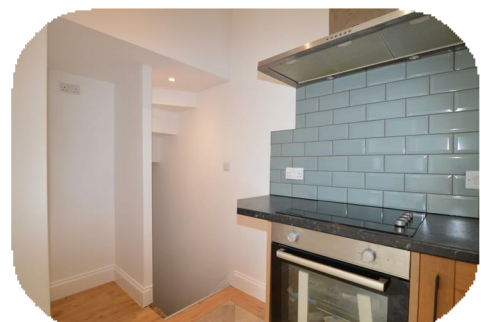
\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

**SORRY NO PETS OR 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-91) A		84	(91-91) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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