



## Fleet Lane, Queensbury,

**£950 Per Month**

\*\*\*\* IMMACULATE TWO BEDROOM SEMI DETACHED WITH ORANGERY AND OFF ROAD PARKING \*\*\*\*

This immaculate two bedroom semi detached property located in this sought after area, ideally located for QUEENSBURY VILLAGE which has local amenities and excellent BUS ROUTES to both HALIFAX and Bradford.

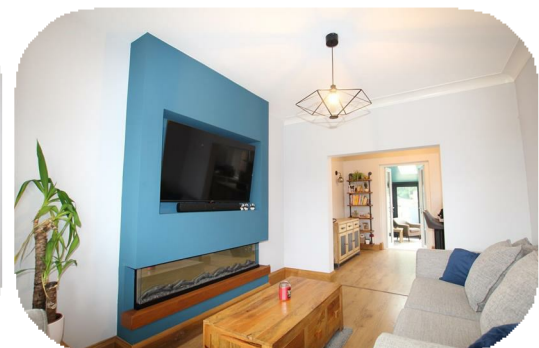
The property briefly comprises ;Entrance hall ,dining kitchen with integrated fridge and freezer ,lounge and orangery .To the first floor two double bedrooms ,dressing room and house bathroom with shower over the bath .

Externally there is an enclosed rear garden with a storage shed, to the front is a lawned garden and off road parking .

The property further benefits from gas central heating and double glazing

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

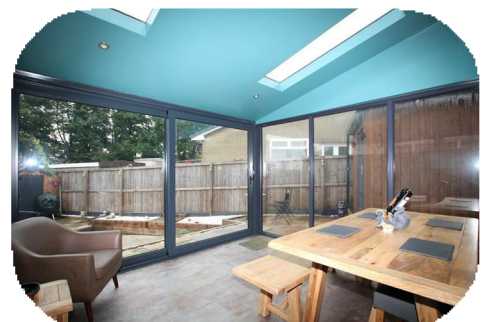
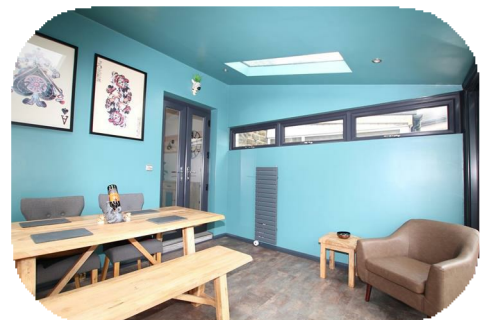
SORRY NO PETS or SMOKERS





## Deposit

A deposit equivalent to one 5 weeks 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 (82 plus) <b>A</b> (61-81) <b>B</b> (49-70) <b>C</b> (35-60) <b>D</b> (28-54) <b>E</b> (21-38) <b>F</b> 1-20 <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	79		
	58		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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