



Victoria Road, Eccleshill,

£795 Per Month

*****WELL PRESENTED TWO BEDROOM MODERN END TOWN HOUSE WITH GARDEN *****

This well presented spacious two bedroom through town house is located close to Eccleshill Village surrounded by a wealth of amenities, local schools and handily positioned for commuting to both Leeds and Bradford .

The property briefly comprises; Entrance porch ,spacious lounge, kitchen . To the first floor 2 double bedrooms and a house bathroom with shower over the bath .

Further benefits include GCH and DG .

Externally there is garden to the rear .

Council Tax Band B.

SORRY NO PETS or SMOKERS .



Deposit and Fees

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		88	Very environmentally friendly - lower CO ₂ emissions		
(92-91kWh) A			(92-91kWh) A		
(81-91kWh) B			(81-91kWh) B		
(69-80kWh) C			(69-80kWh) C		
(55-68kWh) D			(55-68kWh) D		
(39-54kWh) E			(39-54kWh) E		
(21-38kWh) F			(21-38kWh) F		
(1-20kWh) G			(1-20kWh) 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		

