



Bolton Road, Bradford, Yorkshire BD3 0NG **Rent £399 Per calendar month, Deposit £399** **(+Fees)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH
 Tel: 01274 627444 | boltonjunction@wwestateagents.com

www.wwestateagents.com

SALES & LETTINGS





THIS BEAUTIFUL TWO BEDROOM MID-TERRACE PROPERTY..... Set in the popular Bolton Road area, this is a great place to commute to Bradford and Shipley, Having PVCu double glazing, gas central heating, modern fitted kitchen and bathroom. The property briefly comprises: entrance into lounge with feature stone surround, Kitchen with fitted units and dining space, two double bedrooms. Yorkshire stone paved patio garden with brick barbecue idea for entertaining.....A MUST VIEW!!!

Available Now.

No Pets / DSS / Smokers / Fees Apply / Rent £399 / Bond £399 / Council Tax Band A

ENTRANCE HALL

LOUNGE

Features stone fire place with rear log fire, oak laminate flooring, central heating radiator and under stair store room.

KITCHEN

Fitted with modern Beech units with new with complimentary work surfaces, stainless sink with mixer tap and ceramic tiled splash backs. Space for table. Fitted with new combi boiler, storage cupboard and access rear garden.

FIRST FLOOR

LANDING

carpet stairs and landing.



BEDROOM ONE

Large double bedroom to the front elevation. Carpet and C/h Radiator.

BEDROOM TWO

Double bedroom to the rear elevation, Carpet and C/h Radiator.

BATHROOM

Three piece suite with shower over bath.

REAR YARD

Yorkshire stone paved patio garden with brick barbecue idea for entertaining.

RENTAL FEE

An Application fee is payable by all proposed Tenants, please refer to the Application Process Guidance form or our website for further information

RENTAL APPLICATION PROCEDURE

The property is offered subject to a formal tenancy agreement and satisfactory references. All tenants are required to pay rent in advance and a dilapidations deposit.

PARTICULARS

MISREPRESENTATION ACT 1967 These particulars do not form any part of any contract and any statements are made without responsibility on the part of the agents or the clients. Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property NB FITTED APPLIANCES / MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER. All measurements have been taken using electronic measuring devices and are only approximate.

THE PROPERTY OMBUDSMAN

We are registered with The Property Ombudsman's Redress scheme relating to property sales and also signed up for the Code of Practise for Residential Estate Agents. This Code has been approved by the Office Fair Trading under its Consumer Codes Approval Scheme and provides consumers with additional protection.

