



**75 Daisy Street, Bradford, West Yorkshire BD7 3PH**  
**£575 PCM**

Locate is pleased to present this delightful modern townhouse situated within a highly sought after area of Great Horton. This modern property offers well presented and spacious living quarters, including two bedrooms, good sized reception room and fully fitted modern kitchen. The bathroom comprises of a fitted panel bathroom with shower & is fully tiled. Gas Central Heating and double glazing throughout with allocated parking. Internal viewing is essential to appreciate the quality and size of living space on offer.

Available from 23rd August 2024

**Locate**  
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Registered in England & Wales No. 5161728

## **ENTRANCE/VESTIBULE**

### **LOUNGE**

14'11" x 11'0" (4.55 x 3.35)

With laminate wood flooring, gas fireplace, gas central heating radiator and uPVC double glazed window to front elevation.

### **KITCHEN**

14'11" x 6'1" (4.55 x 1.85)

With a range of base and wall units. Integrated gas hob, oven and extractor fan included. Gas central heating radiator and uPVC double glazed window to rear elevation.

### **BEDROOM ONE**

11'10" x 8'7" (3.61 x 2.62)

With gas central heating radiator and uPVC double glazed window to front elevation.

### **ANGLE TWO**

### **BEDROOM TWO**

12'0" x 6'0" (3.66 x 1.83)

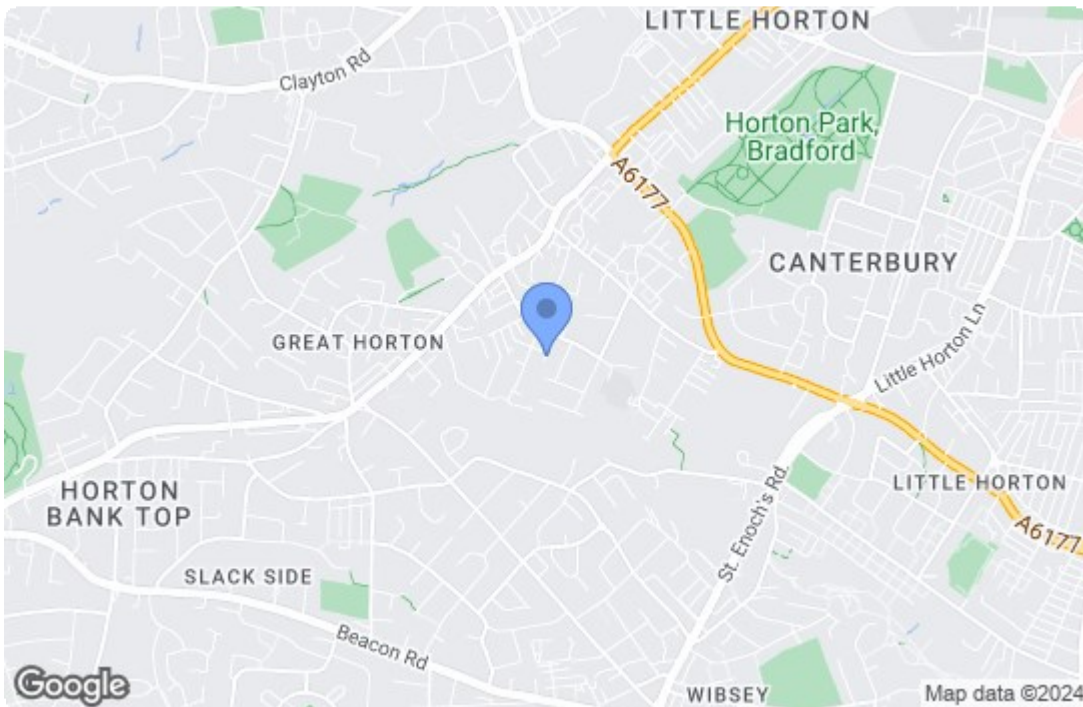
With gas central heating radiator and uPVC double glazed window to front elevation.

### **BATHROOM**

Three piece white suite comprising of pannelled bath with power shower over wash hand basin and low level WC, full height veramic tiling to all walls, heated towel rail, PVCu frosted double glazed window to rear elevation, tiled flooring.

### **EXTERIOR**

Being fully fenced in and paved.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		75	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	