

Shetcliffe Lane, Tong, Bradford, West Yorkshire, BD4

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- CENTRAL HEATING
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- EPC RATING GRADE D
- THREE BEDROOM MID TERRACE HOUSE WITH OCCASIONAL 4TH ROOM
- DOUBLE GLAZING
- REAR GARDEN
- COUNCIL TAX BAND A



£850 Per Month - Deposit £980 - ** Deposit Free option Available **

Shetcliffe Lane, Tong, Bradford, West Yorkshire, BD4

DESCRIPTION

HUNTERS BRADFORD PRESENTS - SHETCLIFFE LANE - BD4

****DEPOSIT FREE OPTIONS AVAILABLE****

THREE-BEDROOM MID TERRACE HOUSE WITH OCCASIONAL 4TH ROOM - IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES - DOUBLE GLAZING - CENTRAL HEATING - REAR GARDEN - LOCAL AMENITIES, SCHOOL, AND TRANSPORT LINKS WITHIN THE AREA - COUNCIL TAX BAND A - EPC RATING GRADE D

GROUND FLOOR

Enter the reception room, there is a fire / fireplace and a door to access the kitchen. The dining kitchen is a good size with wall and base units with space for a dining table, space for a cooker. There is plumbing for a washing machine, a door to the rear garden and a door to the cellar.

FIRST FLOOR

From the first-floor landing there is access to bedroom 1, bedroom 2, the bathroom and a doorway to stairs leading to the second floor. Bedroom 1 is a double room overlooking the front. Bedroom 2 is a single room, with overlooking the rear. The bathroom is a three piece with bath, basin and WC, there is also a handy storage cupboard.

SECOND FLOOR

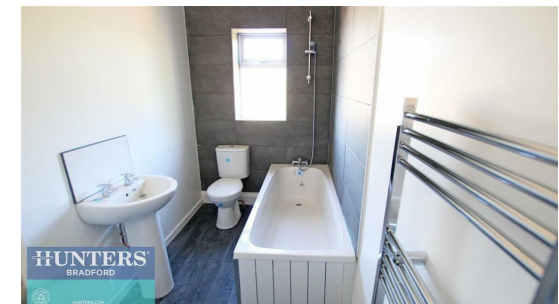
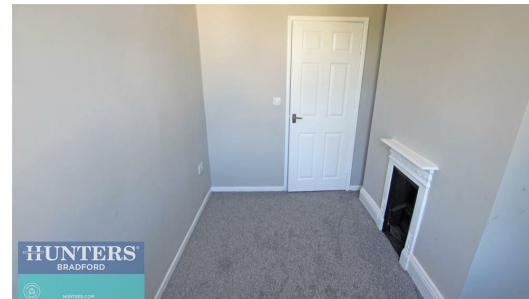
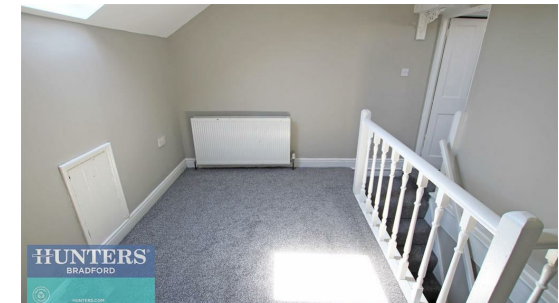
Bedroom 3 is a double room, has a skylight window. There is also an occasional 4th bedroom.

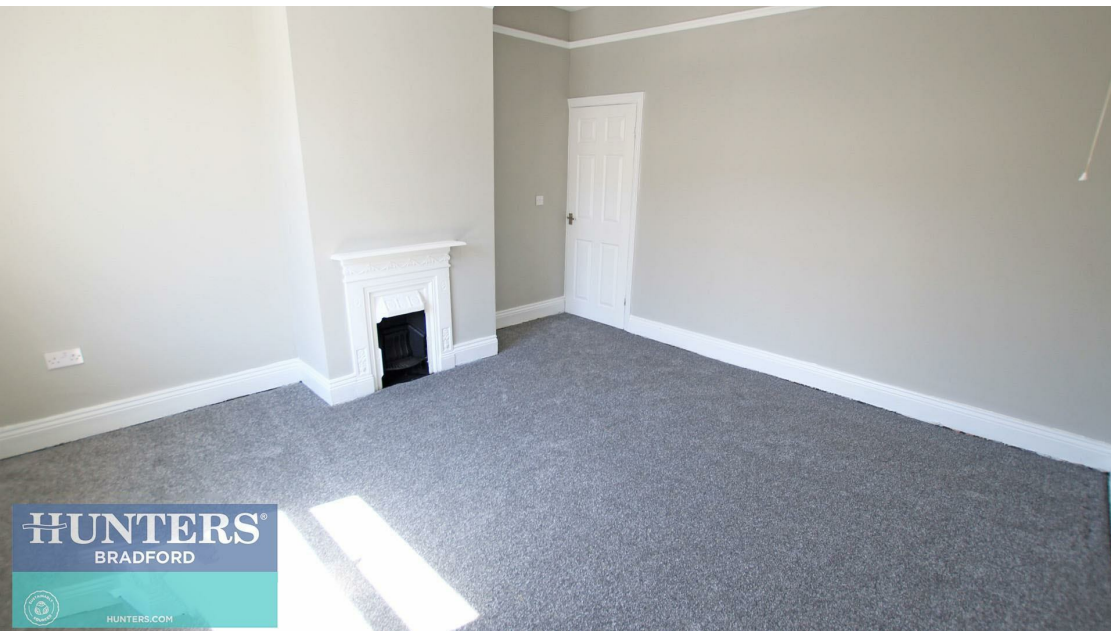
EXTERNAL

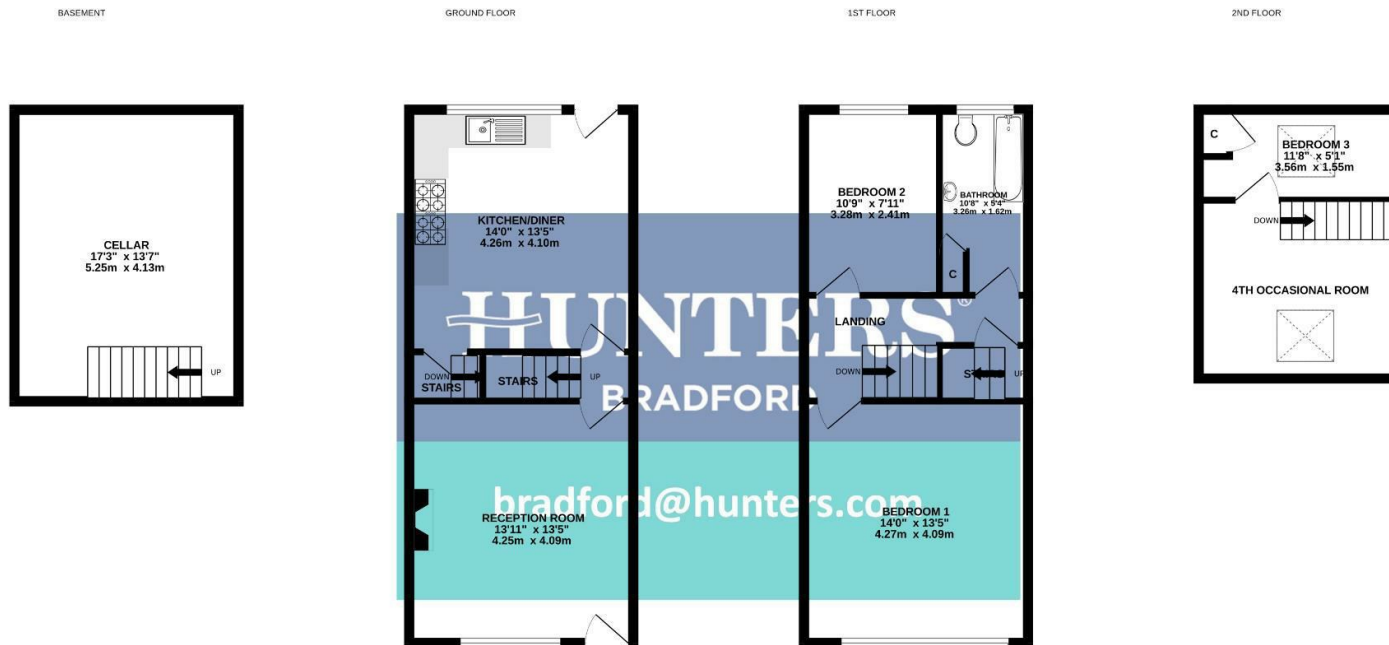
The property has a garden area to the rear garden area.

****Deposit Free Option Available****

****A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.**







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

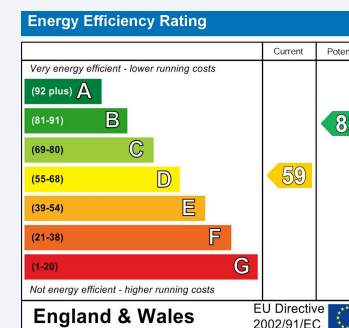
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.