Sugdens
Sales & Lettings

Upper Woodlands Road,

£995 Per Calendar Month

* WELL PRESENTED FOUR BEDROOM END TERRACE PROPERTY WITH GARDEN TO FRONT AND REAR*

This four bedroom end terrace house situated in a very popular residential area close to Bradford Royal Infirmary, Lady Royd Grammar School, and Chellow Dene. This spacious end terrace property located within close distance to a primary school and Bradford Girls Grammar School, and within a few minutes drive of supermarkets, schools, the city centre, and a variety of local amenities.

The property briefly comprises ; Entrance Hall , Lounge ,dining room ,kitchen two bedrooms and a house bathroom with shower over the bath . To the second floor are two further bedrooms .

The property further benefits GCH and DG .

Externally there is a garden to the front and rear with electric vehicle charger .

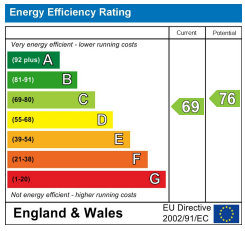
Council Tax Band A .

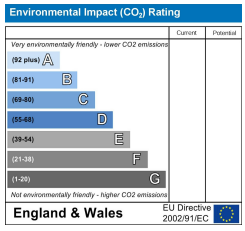
SORRY NO SMOKERS

****VIEW IMMEDIATELY ****

Deposit

A deposit equivalent to five 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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service