



## Cranbrook Street, Clayton,

**£895 Per Month**

**IMMACULATE TWO BEDROOM TERRACE WITH OCCASIONAL ATTIC ROOM AND GARDEN IN CLAYTON**  
Situated in the heart of Clayton village is this two bedroom + occasional attic room back to back terrace property.

Having a modern fitted kitchen, house bathroom, gas central heating and double glazing.

Within walking distance of local amenities, shops and schools.

The accommodation briefly comprises entrance vestibule, lounge, kitchen and cellar. There are two first floor bedrooms and a house bathroom with shower over the bath. To the second floor there is a further occasional attic room.

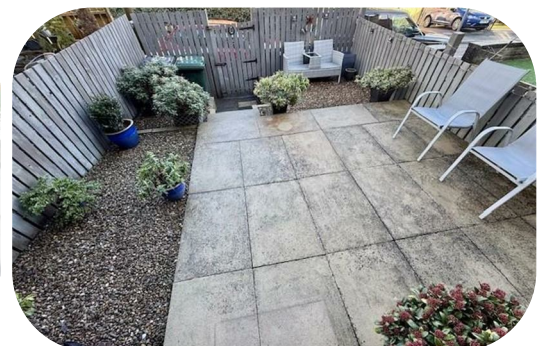
**OFFERED PART FURNISHED**

To the outside there is a patio garden to the front of the property.

Council Tax Band D.

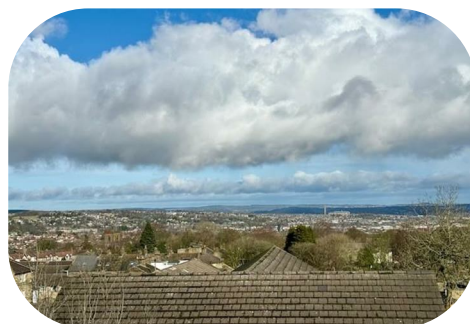
**\*\*\*\*VIEW IMMEDIATELY \*\*\*\***

**SORRY NO SMOKERS**



## 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.

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

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