

local  
properties

buy • sell • let



**718a Bradford Road  
Bradford, BD11 2AE**

**£945 PCM**

\*\*\*\*\* WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT - NEUTRAL DECOR THROUGHOUT - SPACIOUS LOUNGE & SEPARATE FITTED KITCHEN - WATER BILLS INCLUDED- AVAILABLE NOW \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, sun room leading to balcony, fitted kitchen, two bedrooms (with fitted wardrobes to bedroom one), shower room, separate wc. To the outside, there is off street parking. Set back from Bradford Road, the property is conveniently placed for access to all amenities and is within a five minute drive of the M62. Ideally suiting a couple, an early viewing is advised. Deposit - £1030.



- WELL PRESENTED FIRST FLOOR TWO BEDROOM APARTMENT • NEUTRAL DECOR THROUGHOUT • SPACIOUS LOUNGE WITH SUN ROOM OFF

#### ENTRANCE HALL

Inset spotlights. Window to rear. Radiator.

#### LOUNGE

Fireplace surround with inset living flame gas fire. Coving to ceiling. Inset spotlights. Window to front. Two radiators. Patio doors to:

#### SUN ROOM

Window to rear and door leading to balcony.

#### KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob and electric oven. Plumbing for automatic washing machine. Tiled splashbacks. Breakfast bar. Window to rear. Radiator.

#### BEDROOM ONE

With fitted wardrobes. Inset spotlights. Window to front. Radiator.

#### BEDROOM TWO

Window to front. Radiator.

#### SHOWER ROOM

Part tiled with walk in shower and wash hand basin. Window to rear. Radiator.

#### SEPARATE WC

Part tiled with low flush wc and vanity wash hand basin. Window to side. Radiator.

#### EXTERIOR

Balcony accessed from the sun room. Outside store to the rear of the property. Off street parking.

#### DIRECTIONS


From the Fire Station roundabout proceed up Bradford Road. Number 718a will be found on the right hand side in the courtyard immediately after Lisa Thornton Sports Therapy & is signified by our To Let board.



- FITTED KITCHEN • SHOWER ROOM & SEPARATE WC • FITTED WARDROBES TO BEDROOM ONE • BALCONY TO REAR & PARKING • EPC - tbc • DEPOSIT - £1030 • AVAILABLE NOW - WATER BILLS INCLUDED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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