



**Broad Ings Way, Shelf,
£825 Per Calendar Month**

****WELL PRESENTED TWO BEDROOM TOWN HOUSE IN THE SOUGHT AFTER AREA OF SHELF ****

This 2 bedroom well presented property is conveniently situated close to village amenities and regular bus service, the property has excellent road links to Halifax, Bradford and Leeds. within easy reach of the A58 Leeds Whitehall Road, M62 motorway and Bradford ring road.

The property briefly comprises ; Entrance ,spacious lounge, modern kitchen .To the first floor two double bedrooms and a house bathroom with shower over the bath .

Externally there is an enclosed rear garden and parking to the front of the property .

Further benefits GCH and DG .

Council Tax Band B.

****VIEW IMMEDIATELY ****

SORRY NO PETS or 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 ₂) Rating | |
|---|-------------------------|--|-----------------|
| | | Current | Potential |
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | 87 |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (11-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|-----------------|
| | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (11-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |

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