HUNTERS®

HERE TO GET *you* THERE

# Graham Street

## Hoddlesden, BB3 3ND

## £925 Per Month

3 3 2

HODDLESDEN - 3 BEDROOMS - LOUNGE & KITCHEN - GROUND FLOOR WC - REAR LEAD TO - BUILT OVER 3 FLOORS

ENTRANCE VESTIBULE

LOUNGE 13'8" x 12'10" (4.17 x 3.91)

KITCHEN 13'9" x 12'9" (4.19 x 3.89)

LEAN TO 6'3" x 5'7" (1.90 x 1.70)

WC 5'5" 2'5" (1.65 0.74)

BEDROOM ONE 13'9" x 12'11" (4.19 x 3.94)

EN-SUITE BATHROOM 8'4" x 4'11" (2.54 x 1.50)

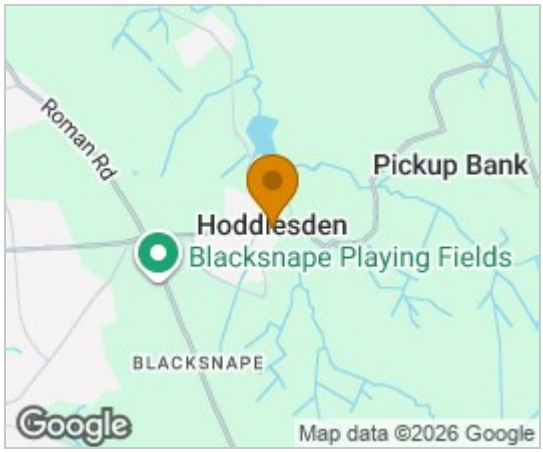
BEDROOM TWO 9'9" x 7'6" (2.97 x 2.29)

EN-SUITE SHOWER ROOM 7'5" x 3'7" (2.26 x 1.09)

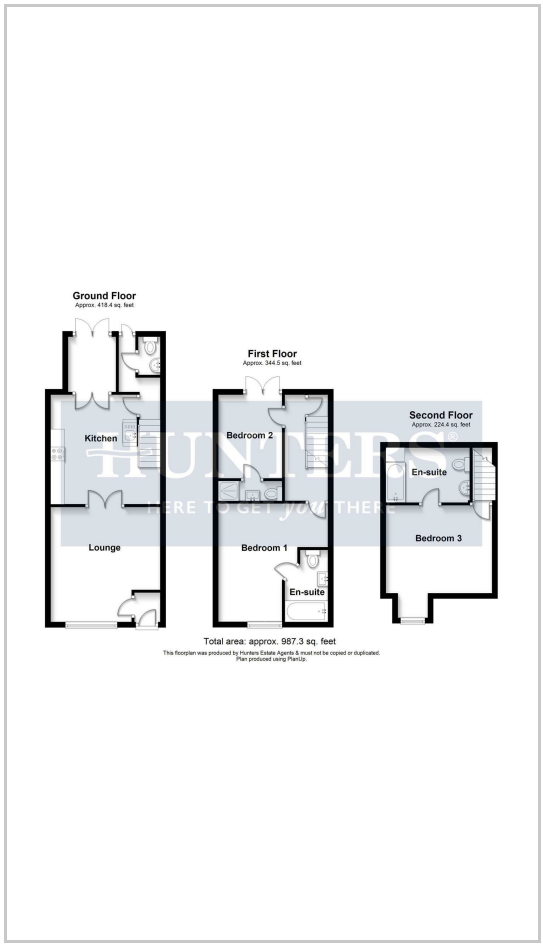
BEDROOM THREE (TOP FLOOR) 13'0" x 10'3" (3.96 x 3.12)

EN-SUITE BATHROOM 8'7" x 7'0" (2.62 x 2.13)

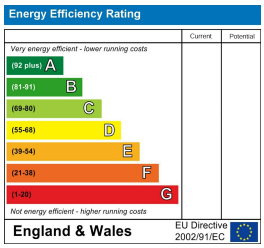
## Area Map

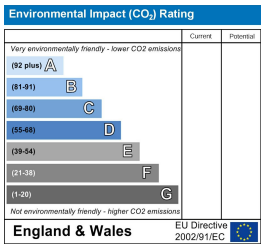



## Floor Plans




## Energy Efficiency Graph




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.

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