



Melford Street, Tong Street, £950 Per Calendar Month

THREE BEDROOM THROUGH TERRACE WITH TWO OCCASIONAL ROOMS AND ENCLOSED GARDEN

This three bedroom terraced property offers spacious accommodation over three floors.

Well presented throughout and ideally located for amenities, schools, and motorway links.

The accommodation briefly comprises of a lounge, dining kitchen, cellar with two occasional rooms. To the first floor there is a large master bedroom with built in wardrobes and a four piece house bathroom. There are two further second floor attic bedrooms.

Further benefits GCH,DG, and an occasional cellar room.

To the outside there is a small garden to the front and low maintenance paved enclosed garden to the rear.

Council Tax Band A .

****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	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (28-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	76 → 81		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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