



Grove House Crescent, Bradford, West Yorkshire, BD2

- ** DEPOSIT FREE OPTIONS AVAILABLE**
- MODERN KITCHEN WITH GAS HOB
- AVAILABLE NOW
- SHARED DRIVEWAY AND SINGLE GARAGE
- COUNCIL TAX BAND- B

- THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS RECEPTION ROOM WITH PATIO DOORS TO REAR PATIO
- MODERN THREE PIECE BATHROOM SUITE WITH SHOWER OVER BATH
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£1,100 Per Month - Deposit £1,269 - ** Deposit Free option Available **

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DESCRIPTION

Nestled in the desirable area of Grove House Crescent, Bolton, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room, which is bathed in natural light and features patio doors that lead directly to a rear patio. This seamless connection to the outdoor space is ideal for family gatherings or simply enjoying a quiet evening.

The property boasts a contemporary kitchen equipped with a gas hob, making it a joy for any home cook. The accommodation comprises two generously sized double bedrooms and a single bedroom, providing ample space for family or guests. The modern three-piece bathroom suite, complete with a shower over the bath, adds to the home's appeal, ensuring convenience for daily routines.

Outside, the tiered garden offers an area for relaxation and outdoor entertaining, while the shared driveway and single garage provide practical parking solutions.

One of the standout features of this property is its prime location. It is situated close to local schools, making it an ideal choice for families with children. Furthermore, nearby supermarkets and transport links enhance the convenience of daily life, allowing for easy access to essential amenities and travel options.

With a council tax band of B and an EPC rating of grade C, this property is not only comfortable but also energy efficient.

Don't miss the opportunity to make this lovely property your own, book your viewing today.

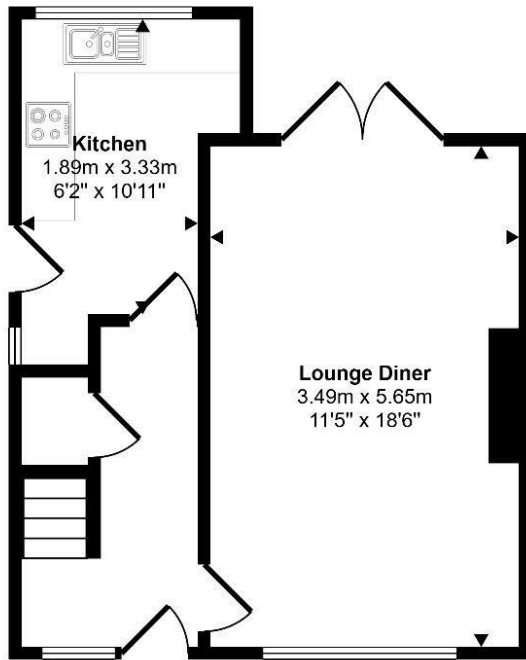
**** Flatfair's No Deposit solution ****

**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damages that might occur.****

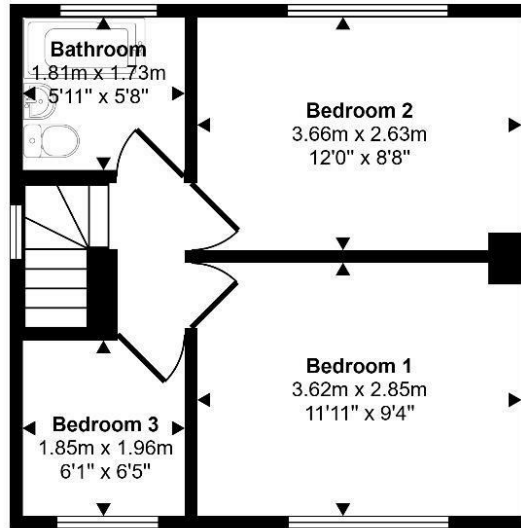




Approx Gross Internal Area
67 sq m / 717 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft



First Floor
Approx 32 sq m / 340 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

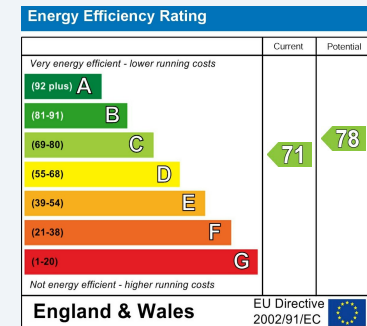
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

