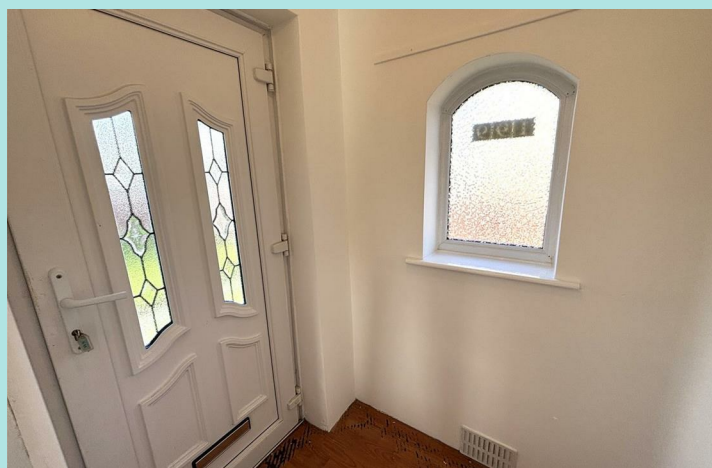




## 199 Upper Castle Street

Bradford, BD5 7RY

**£725 PCM**





A fantastic opportunity has arisen to rent this well-presented two-bedroom semi-detached home, ideally situated on the outskirts of Bradford City Centre with excellent transport and commuter links.

Offering ready-to-move-into accommodation, the property benefits from uPVC double glazing throughout, newly fitted carpets to the stairs, landing and both bedrooms, and new lino flooring in the kitchen and bathroom. Externally, the home enjoys a generous garden, providing ample outdoor space.

This property is ideally suited to professionals, couples or small families seeking a comfortable home in a convenient location.

### Location

Positioned on the corner of Upper Castle Street and Dalcross Street, close to Spring Mill Street Recreational Ground and just a short walk from Bowling Park Primary School. With easy access into Bradford City Centre via the A641 Manchester Road, and the motorway network via the M606.

### Accommodation

The property is accessed via a front door leading into a small entrance porch with an attractive arched window. From here, you enter a spacious dual-aspect lounge featuring laminate wood-effect flooring, a gas fire with timber surround, and an open staircase to the first floor. A useful downstairs storage cupboard provides additional storage space.

To the rear of the property is a well-proportioned breakfast kitchen fitted with a range of base, wall and drawer units with contrasting work surfaces incorporating a stainless steel sink with mixer tap and drainer. The kitchen also benefits from a breakfast bar, tiled splashbacks, space for a freestanding cooker, plumbing for a washing machine, and access to the rear garden.

To the first floor, the landing provides access to the loft. The generous principal bedroom. The second bedroom overlooks the rear garden and includes a useful built-in airing cupboard. The bathroom is fitted with a white three-piece suite comprising a bath, wash hand basin and low flush WC, with part-tiled walls and a side-facing window.

The property benefits from wall-mounted electric heating, together with a gas fire in the lounge, and uPVC double glazing throughout.

Externally, the home enjoys generous wrap-around lawned gardens to the front, side and rear, enclosed by fencing and offering plenty of outdoor space. A paved patio area to the rear provides an ideal spot for outdoor seating, while an outside tap adds further convenience. On-street parking is available.

This well-maintained home offers comfortable, ready-to-move-into accommodation in a convenient location, making it an ideal choice for professionals, couples or small families.

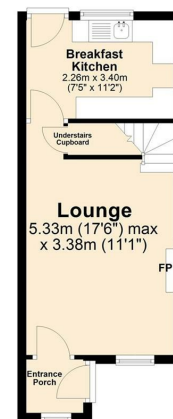
Council tax band: A

EPC rating: D

Deposit: £836

### Ground Floor

Approx. 27.9 sq. metres (299.9 sq. feet)

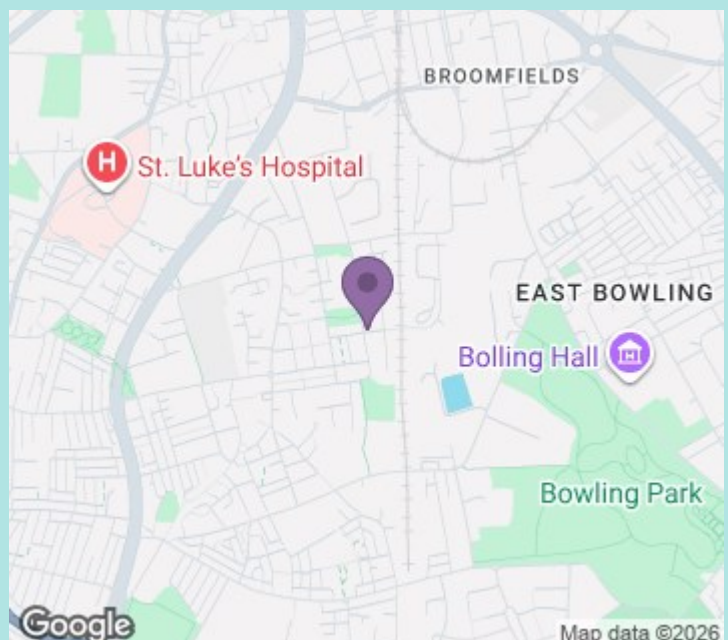


### First Floor

Approx. 25.3 sq. metres (272.1 sq. feet)



Total area: approx. 53.1 sq. metres (572.0 sq. feet)



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