



Myers Lane, Bolton,
£800 Per Calendar Month

****WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE WITH GARDEN AND AMPLE PARKING ****

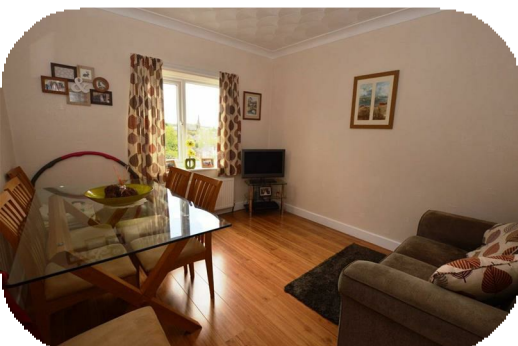
This larger than average 3 bedroom semi detached, located in a popular residential area, close to a variety of local amenities and just a stones throw from excellent primary and secondary schools. Conveniently placed for access towards the city centre the property briefly comprises . Entrance hall , Lounge ,sitting room ,kitchen, 3 bedrooms ,house bathroom with shower over the bath ,garden to front and rear ,drive with ample parking under house double garage .

The property further benefits from gas central heating, upvc double glazing and alarm system.

Council Tax Band C

****VIEW IMMEDIATELY ****

SORRY NO PETS OR SMOKERS



Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. 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 <small>Not energy efficient - higher running costs</small>		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 <small>Not environmentally friendly - higher CO₂ emissions</small>	
	84		83
	69		67
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

