



Fairfax House, Barkerend Road, £550 Per Calendar Month

**** IMMACULATE TWO BEDROOM SIXTH FLOOR FLAT WITH BALCONY AND FAR REACHING VIEWS ****

*****HEATING INCLUDED IN THE RENT*****

This immaculate 2 bedroom flat is situated a 'stone's throw' from Bradford city centre, newly decorated and carpeted throughout briefly comprising ;Lounge ,kitchen,2 bedrooms and a bathroom with shower over the bath The property is accessed through a communal entrance via lift or stairs .

The property further benefits GCH, DG ,intercom system , balcony , far reaching views and parking .

Council Tax Band A

****VIEW IMMEDIATELY ****

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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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