



Cecil Court, Cecil Avenue, Bd7,

£450 Per Calendar Month

*******SPACIOUS 2nd FLOOR 1 BEDROOM APARTMENT *******

This well presented first floor property is situated in a popular area with a number of beneficial amenities nearby including Schools ,The Ridge Medical Centre, Horton Park and bus route to Bradford. The property briefly comprises; Communal entrance/stairway, lounge, fitted kitchen, DOUBLE bedroom & bathroom with shower over the bath .Externally is a secure electric gated entrance secure parking .**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		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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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