



**Garden Street, Heaton,
£600 Per Calendar Month**

**** WELL PRESENTED 2 DOUBLE BEDROOMS TERRACE PROPERTY OVER 4 FLOORS ****

This two bedroom house is situated in a quiet cul-de-sac in the popular residential area of Heaton, with cafes, local shops and Lister Park just a short walk away.

The property briefly comprises; Entrance vestibule, spacious lounge ,basement kitchen/dining .second floor double bedroom and bathroom .To the 3rd floor a double attic bedroom .

The property further benefits DG and GCH .

Externally there is a small garden .

Council Tax Band A .

****VIEW IMMEDIATELY ****

SORRY NO PETS or SMOKERS .



Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
(11-20) G			
Not energy efficient - higher running costs			
		85	
		60	
			53
			84
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk