



**Croft House Road, Wibsey,  
£525 Per Calendar Month**

\*\*\*\*2 BEDROOM DETACHED PROPERTY IN THE HEART OF WIBSEY VILLAGE \*\*\*\*

Located in Wibsey village which provides good links to Bradford and the M62 network . The property has gas central heating and upvc double glazing and is within close proximity to local amenities and schools. Accommodation briefly comprising , kitchen, lounge, basement cellar, to the first floor 2 bedrooms and

modern bathroom .

Council Tax Band D

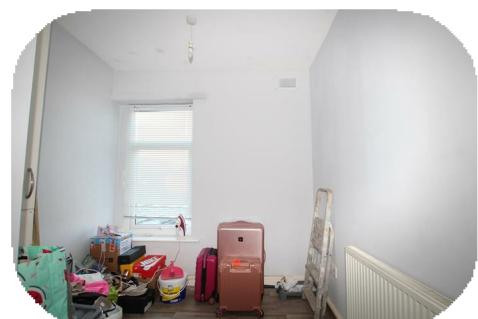
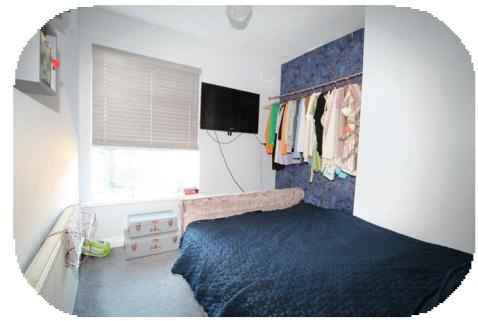
\*\*\*\*\* VIEW IMMEDIATELY \*\*\*\*\*

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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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.

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