



**Heatherside, Baildon,  
£1,750 Per Calendar Month**

\*\*\*\* IMMACULATE SPACIOUS 4 BEDROOM DETACHED WITH VIEWS OVER BAILDON MOOR \*\*\*\*

Viewing is essential to appreciate this deceptively spacious detached property which is situated in this sought after cul de sac location within easy reach of Baildon village and Baildon moor.

The property briefly comprises; Entrance porch, spacious lounge ,dining area, open plan living kitchen having high gloss wall and base units, integral dishwasher and fridge and freezer, living area with a useful built in storage unit , utility room, cloakroom and conservatory with built in bar . To the first floor the master bedroom has fitted wardrobes and patio doors leading to a balcony having far reaching views over Baildon Moor ,en suite bathroom with shower over bath , wc and hand basin , second double bedroom with en suite shower room with walk in shower wc and hand basin ,third double bedroom and fourth bedroom with access to occasional room with built in storage .

Externally there is a rear garden over looking Baildon Moor. To the front the driveway provides off street parking for several cars and leads to a garage and out building ideal for storage .

Further benefits are gas central heating and double glazing .

Council Tax Band E .

\*\*\*\*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		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			
EU Directive 2002/91/EC			
England & Wales			

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		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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