



Quarry Bank Road, Eccleshill,

£1,000 Per Calendar Month

**** BRAND NEW THREE BEDROOM DETACHED WITH GARDENS AND OFF ROAD PARKING ****

The property is situated on the Keep Moat Vision development close to local amenities, reputable schools and a short drive away from Aupperley Bridge train station making it an ideal base for commuting.

This three bedroom detached boasts three double bedrooms and good size low maintenance garden.

Briefly comprises; Entrance hall ,cloakroom, lounge, dining kitchen with French doors onto the rear garden integrated, dishwasher ,washer and fridge freezer .To the first floor: landing, master bedroom with en-suite shower room, two further bedrooms and spacious house bathroom with shower over the bath . Externally, there is a generous lawned garden to the rear and further garden to the front with tarmac driveway .

Further benefits ,DG ,GCH and alarm .

Council Tax Band TBC .

****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 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	

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.

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

