Sugdens
Sales & Lettings

Fair Road,

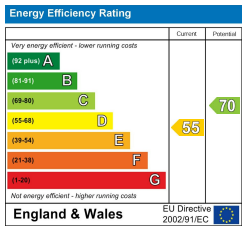
£850 Per Calendar Month

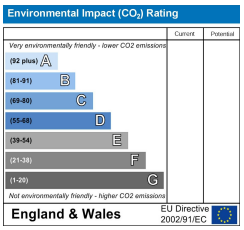
SPACIOUS FIRST FLOOR TWO BEDROOM APARTMENT WITH GARDEN IN THE HEART OF WIBSEY
Situated in a SOUGHT AFTER location in the heart of WIBSEY VILLAGE which offers LOCAL AMENITIES, SHOPS ,BUS ROUTES and close to the MOTORWAY NETWORK M606/M62
DECEPTIVELY SPACIOUS FIRST FLOOR APARTMENT which benefits from gas central heating and double glazing ,the accommodation briefly comprises ;Entrance hallway ,modern kitchen, lounge ,two double bedrooms and shower room with good size walk in shower .
Externally there is an enclosed garden and parking for one car .
Council Tax Band A .
****VEIW 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.





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

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Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915
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