



## Harrogate Road, Apperley Bridge, £850 Per Month

\*\*\*\*WELL PRESENTED 2 DOUBLE BEDROOMS CLOSE TO APPERLEY BRIDGE TRAIN STATION\*\*\*\*

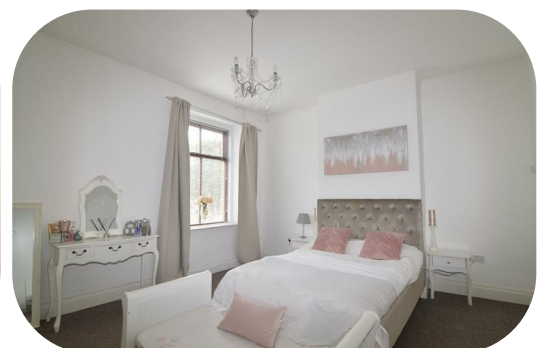
This immaculate two bedroom mid stone terrace house located in a central and desirable part of Apperley Bridge with local amenities and the major business districts of both Leeds and Bradford within comfortable daily commuting distances. This property benefits from being close to Apperley Bridge Train Station, Woodhouse Grove School, shops and supermarkets, bars and restaurants.

The property briefly comprises , Spacious lounge, kitchen diner ,cellar. To the first floor there are two double bedrooms, a family bathroom with shower over the bath .

Council Tax Band B .

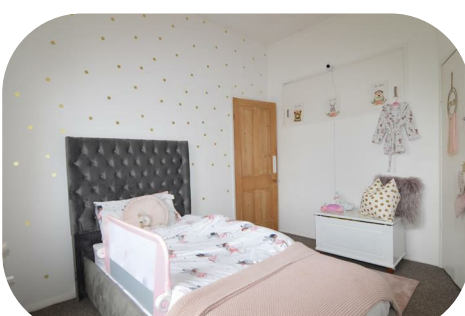
\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

**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 <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|----|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |    | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92 plus) A                                 |  | 89 | (92 plus) A                                                     |  |  |
| (81-91) B                                   |  |    | (81-91) B                                                       |  |  |
| (69-80) C                                   |  |    | (69-80) C                                                       |  |  |
| (55-68) D                                   |  |    | (55-68) D                                                       |  |  |
| (39-54) E                                   |  | 49 | (39-54) E                                                       |  |  |
| (21-38) F                                   |  |    | (21-38) F                                                       |  |  |
| (1-20) G                                    |  |    | (1-20) G                                                        |  |  |
| Not energy efficient - higher running costs |  |    | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |    | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |    | EU Directive 2002/91/EC                                         |  |  |

