



Quarry Bank Road, £1,100 Per Month

**** IMMACULATE THREE BEDROOM SEMI 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 Apperley Bridge train station making it an ideal base for commuting.

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

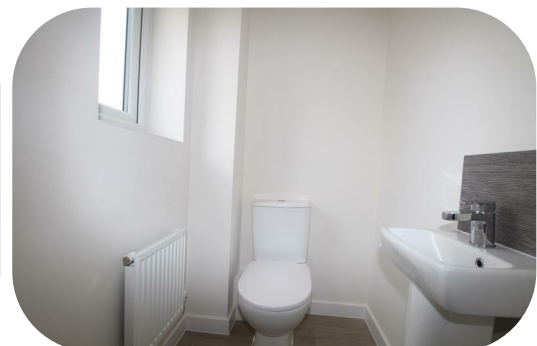
Briefly comprises; Entrance hall ,cloakroom, lounge, dining kitchen with French doors onto the rear garden integrated, dishwasher ,washer and fridge freezer .To the first floor: landing, master bedroom with en-suite shower room, two further bedrooms and spacious house bathroom with shower over the bath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

Further benefits ,DG ,GCH and alarm .

Council Tax Band C.

****VIEW IMMEDIATELY ****

SORRY NO 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 ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

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