



## Highgate Mill Fold, Queensbury, £1,100 Per Calendar Month

\*\*\*\*\*WELL PRESENTED THREE BEDROOM MID TOWNHOUSE WITH DRIVE AND GARAGE \*\*\*\*\*

Situated in this small and popular cul-de-sac location is this three bedroom mid townhouse. This family sized property would appeal to a number of people and offers well presented accommodation throughout. Benefits from gas central heating, double glazing and a dining kitchen. The accommodation briefly comprises of a hallway, cloaks w/c, and a ground floor bedroom. To the first floor, dining kitchen and lounge. Second floor there are two bedrooms and a house bathroom. There is an enclosed garden to the rear with a driveway leading to an integral garage .

Council Tax Band D.

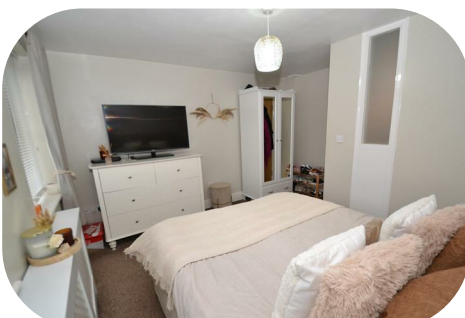
**GUARANTOR REQUIRED .**

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

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