



**Longlands, Idle,
£1,100 Per Month**

*****WELL PRESENTED THREE BEDROOM SEMI DETACHED WITH GARDEN DRIVE AND GARAGE *****

Occupying a popular cul-de-sac development close to Idle village, is this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

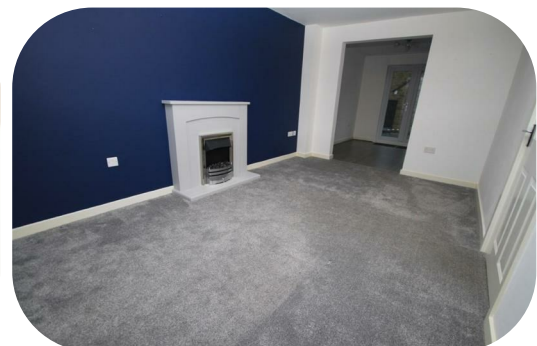
The property briefly comprises reception hall, cloakroom/wc, lounge, dining room, fitted kitchen, three first floor bedrooms - master bedroom having en-suite shower room, plus house bathroom.

To the outside there are stunning landscaped gardens, driveway and garage.

Council Tax Band C .

****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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A	93	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(91-91) B	
(69-80) C	69	(89-90) C	
(55-68) D		(65-86) 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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