



## Roper Lane, Queensbury, £695 Per Month

**\*\*\*IMMACULATE TWO BEDROOM TERRACE PROPERTY WITH STUNNING FAR-REACHING VIEWS\*\*\***

Situated on the outskirts of Queensbury village, with easy access to all amenities and GREAT TRANSPORT LINKS TO HALIFAX, BRADFORD & LEEDS.

The accommodation briefly comprises; Entrance vestibule, open plan lounge/kitchen, cellar, two first floor bedrooms and shower room.

Further benefits DG and far reaching views.

Council Tax Band A.

\*\*\*\*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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (13-38) <b>F</b> 1-20 <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (41-91) <b>A</b> (31-40) <b>B</b> (22-30) <b>C</b> (15-21) <b>D</b> (9-14) <b>E</b> (2-6) <b>F</b> 1-3 <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	81		
	44		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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