



St. Marks Place, Low Moor, £995 Per Calendar Month

*****IMMACULATE THREE BEDROOM BACKWATER LOCATION CLOSE TO TRAIN STATION & MOTORWAY LINKS *****

Tucked away on this backwater location in the sought after area of Low Moor is this charming three bedroom Grade II Listed Cottage. Offering many original features throughout ,the property is conveniently located within close proximity to Low Moor train station and excellent motorway links.

Benefits from gas central heating, double glazing, exposed stonework and pleasant views over looking St Mark's Church.

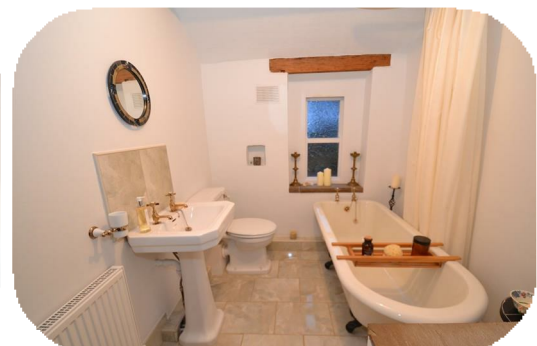
The property briefly comprises ; Entrance vestibule, kitchen ,lounge with wood burner three bedrooms and a house bathroom with shower over the bath .

To the outside there is a lawned and patio garden to the rear.

Council Tax Band B .

******VIEW IMMEDIATELY ******

SORRY NO PETS or SMOKERS



Deposit
A deposit equivalent to one month's 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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