



**Larchmont, Clayton,  
£695 Per Calendar Month**

\*\*\*\*\*IMACULATE CONTEMPORARY BASEMENT IDEAL FOR SINGLE PERSON\*\*\*\*\*  
\*\*\*\*\*ELECTRIC WATER COUNCIL TAX AND INTERNET INCLUDED IN THE RENT\*\*\*\*\*

Stunning fully refurbished basement room with en-suite an extension of the upper house with full access to the upper house kitchen ,situated within the ever popular and sought after residential area of CLAYTON VILLAGE , close to local amenities and bus routes. The basement is fully furnished to a high standard including double bed with storage drawers ,sofa ,coffee table ,dining table and chairs ,wardrobe and storage cupboards ,ready for someone to move in with their personal belongings.

Further benefits include electric heating , a barn door to be fit before move in.

Externally a communal garden .

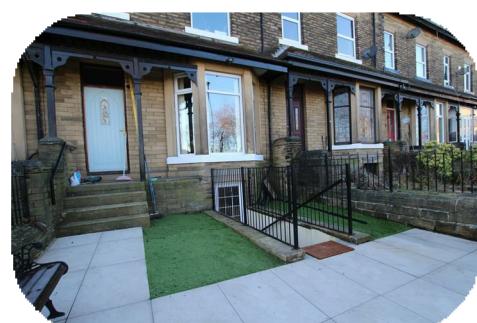
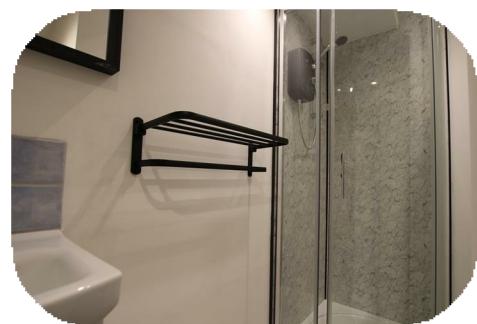
\*\*\*VIEW IMMEDIATELY \*\*\*

\*\*\*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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensestates.co.uk](mailto:idle@sugdensestates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensestates.co.uk](mailto:queensbury@sugdensestates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensestates.co.uk](mailto:cleckheaton@sugdensestates.co.uk)  
website [www.sugdensestates.co.uk](http://www.sugdensestates.co.uk)