



**Medway, Queensbury,
£875 Per Calendar Month**

*** REFURBISHED THREE BEDROOM SEMI DETACHED WITH CONSERVATORY AMPLE PARKING AND GARDEN ***
This three bedroom semi detached property is situated within walking distance of Queensbury Village having local amenities, shops, schools and bus routes close by. The property briefly comprises ; Entrance hall ,lounge ,NEW SPACIOUS KITCHEN ,conservatory, 3 bedrooms master with built in wardrobes ,NEW BATHROOM with shower over the bath .

Externally there is ample off road parking and a rear garden .

Further benefits include GCH and DG .

Council Tax Band B

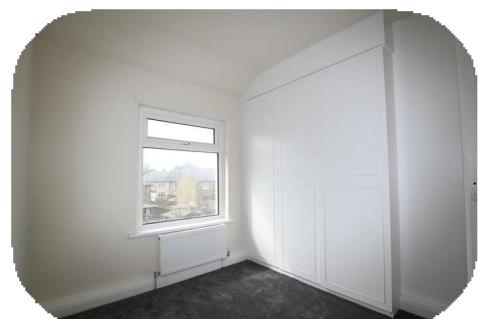
****VIEW IMMEDIATELY ***

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.



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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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

