



Abbotside Close, Thorpe edge, £1,050 Per Month

THREE BEDROOM SEMI DETACHED WITH NEW KITCHEN ,DECORATION AND CARPETS THROUGHOUT

Three bedrooms semi detached situated in this convenient cul-de-sac location with easy reach of local amenities within Idle Village. The property briefly comprises ,Entrance hall, lounge, NEW dining kitchen rear entrance hallway .To the first floor, 3 bedrooms and a bathroom with shower over the bath and separate wc .The property benefits from GCH and UPVC DG. Externally is a low maintenance garden to the front and rear .

Garden works on going .

Council Tax Band A

****VIEW IMMEDIATELY ****

SORRY NO 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			Very environmentally friendly - lower CO ₂ emissions		
(92-91kWh) A			(92 plus) A		
(81-91kWh) B			(81-91) B		
(69-80kWh) C			(69-80) C		
(55-68kWh) D			(55-68) D		
(39-54kWh) E			(39-54) E		
(21-38kWh) F			(21-38) F		
(1-20kWh) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	85	England & Wales	EU Directive 2002/91/EC	69

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



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

