



**Three Nooked Mews, Idle,  
£850 Per Calendar Month**

**\*\*WELL PRESENTED TWO DOUBLE BEDROOMS MID TOWN HOUSE WITH GARDEN GARAGE AND OFF ROAD PARKING\*\***

Situated in the POPULAR RESIDENTIAL location with canal walks just a short distance ,several nearby highly regarded primary and secondary schools, a wide range of local amenities, excellent transport links to Leeds/Bradford and close to Apperley Bridge train station, is this WELL PRESENTED TWO BEDROOM MID TOWN HOUSE .The property BENEFITS from gas central heating and double glazing .

Briefly comprises of an entrance hall, kitchen/dining, lounge, two double bedrooms and bathroom with wc , basin bath and walk in shower . Externally there is an enclosed rear garden and off road parking to the front of the property with further parking and a garage a short distance away from the property .

Council Tax Band B

\*\*\*\*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			
(1-20) 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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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