



**Shay Court, BRADFORD, BD9 5QX**  
**PCM £700 PCM**

**E&H** Edkins Holmes  
ESTATE AGENTS

A well presented, One bedroom ground floor maisonette on a quiet residential development in Heaton.  
The accommodation, in brief, comprises: Entrance hall, lounge, kitchen, two bedrooms and shower room. illustration purposes only.  
Council Tax Band: A & EPC Rating: C



| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                   |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |





