



**7 Luddenden Place, Queensbury,  
Bradford, BD13 1JS**

**£825**

- WELL PRESENTED BACK TO BACK PROPERTY ON THE OUTSKIRTS OF QUEENSBURY
- LOUNGE WITH DINING AREA
- BATHROOM
- ON STREET PARKING
- KITCHEN
- TWO FIRST FLOOR BEDROOMS
- ATTIC SPACE

**bramleys**

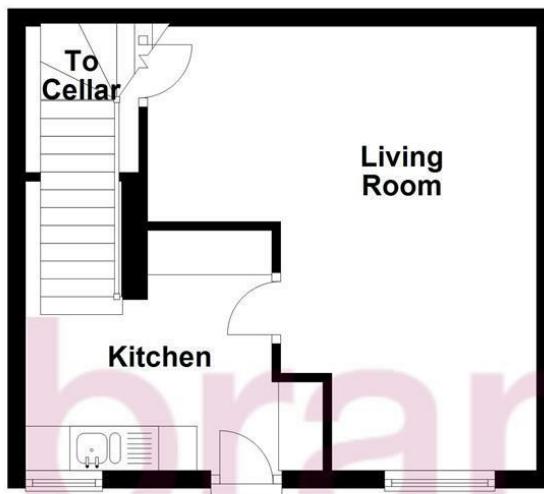
\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

This well presented 2 bedroomeed, plus attic space stone built mid back to back terrace is located on the outskirts of Queensbury. Having uPVC double glazing and a gas fired central heating and has accommodation comprising in brief:- kitchen, lounge with dining area, first floor landing with steps leading to the attic space, 2 first floor bedrooms and a bathroom with 4 piece suite. Externally, the property is street lined to the front and parking is available on street. Being offered to let on an unfurnished basis. Bond £950.00

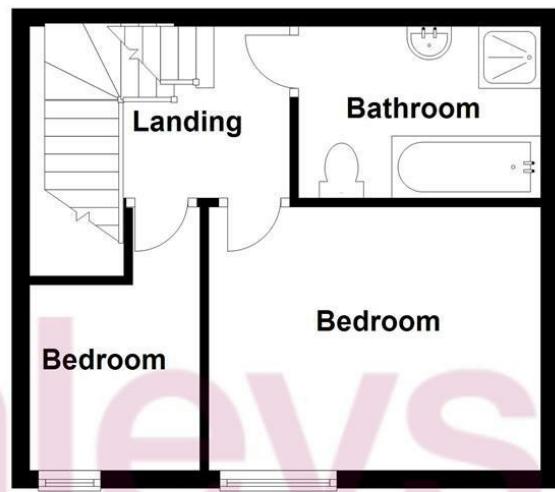
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* SORRY NO SMOKERS \*\*\*\*\*

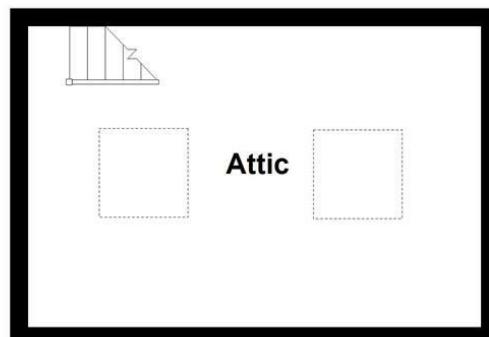
**Ground Floor**



**First Floor**



**Second Floor**



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		81	54
EU Directive 2002/91/EC			

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield