



**Cobblestones Drive, Illingworth,**

**£575 Per Calendar Month**

\*\*\*\*\* WELL PRESENTED 2 DOUBLE BEDROOM MID TOWN HOUSE WITH CONSERVATORY \*\*\*\*\*

In the sought after residential location of Illingworth .This spacious property is an ideal family home. Briefly comprising of, entrance hall, downstairs wc ,kitchen, spacious lounge, conservatory ,2 double first floor bedrooms and modern house bathroom with shower over the bath .There is garden and off road parking to the front and a low maintenance enclosed garden to the rear, The property benefits from UPVC double

glazing and gas central heating

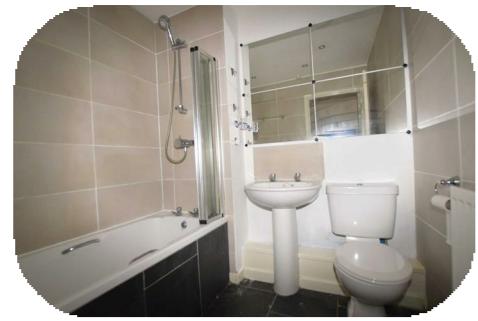
\*\*\*\*\*VIEW IMMEDIATELY\*\*\*\*\*

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	81	82
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B	79	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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](mailto:idle@sugdensestates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensestates.co.uk](mailto:queensbury@sugdensestates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensestates.co.uk](mailto:cleckheaton@sugdensestates.co.uk)  
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email [keighley@sugdensestates.co.uk](mailto:keighley@sugdensestates.co.uk)  
website [www.sugdensestates.co.uk](http://www.sugdensestates.co.uk)