



# HOME

MARKETING & MANAGEMENT

BRADFORD ROAD, IDLE BD10 8SN

**£650 PCM**

Stone Built Cottage  
Two Double Bedrooms  
Modern Fitted Kitchen  
White Three Piece Bathroom Suite  
Character Features  
Gas C/Heating with Combi Boiler  
Upvc Double Glazing  
Available Now  
Unfurnished  
Deposit £750



**£650 PCM**

## GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A beautifully presented two bedroom cottage with accommodation to three floors and character features throughout located in the popular village of Idle. Will be of particular interest to professionals seeking stylish character accommodation which benefits from: two double bedrooms with built in storage; white bathroom suite; modern fitted kitchen; feature exposed beams and stone walls; Upvc double glazing; gas central heating with combination boiler; modern décor throughout. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and charm of the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Unfurnished.

## ROOM MEASUREMENTS

**LIVING ROOM** 16' 2" x 13' 10" (4.93m x 4.22m) max**KITCHEN** 9' 8" x 7' 1" (2.95m x 2.16m) max**1ST FLR STAIRS & LANDING** 6' 10" x 6' 5" (2.08m x 1.96m) max**DOUBLE BEDROOM 1** 13' 9" x 8' 8" (4.19m x 2.64m) max**BATHROOM** 6' 7" x 6' 7" (2.01m x 2.01m) max**2ND FLOOR STAIRS & LANDING** 6' 8" x 5' 9" (2.03m x 1.75m) max**DOUBLE BEDROOM 2** 15' 10" x 10' 4" (4.83m x 3.15m) max

## HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market. Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

## COUNCIL TAX BAND

A

## OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday &amp; Bank Holidays

**8.30am – 5.00pm****9.00am – 1.00pm****Closed**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.