



14 Carling Close, Bradford

TO RENT IS THIS 3 BEDROOM SEMI-DETACHED PROPERTY. Ideally located within close proximity of local schools/shopping and motorway links to Leeds, Bradford & beyond. benefits: Double glazing & Central heating. Comprises: Entrance porch, W.c, Lounge, Kitchen/Diner, 3 first floor bedrooms and family bathroom. Exterior: front and rear garden, ample parking. Fee's apply. No DSS. Early viewing is recommended.

£550 Per month



Rental Charges

Single Application Fee £75.00

Joint (couple application) £100

Guarantor if required £50.00

Pets deposit if required at the discretion of the landlord

On move in you will be required to pay one months rent & bond and administration fee of £80.00.

Entrance Hall

1.09 x 1.89 (3'7" x 6'2")

Central heating radiator.

W.c.

0.88 x 1.52 (2'11" x 5'0")

Low flush w.c, pedestal hand wash basin, central heating radiator.

Lounge

3.71 x 4.68 (12'2" x 15'4")

Front facing double glazed window, central heating radiator x 2, gas fire with wood surround, laminate flooring, stairs leading to first floor landing.

Kitchen/Diner

2.63 x 4.60 (8'8" x 15'1")

Rear facing double glazed window and

patio door, central heating radiator, fitted wall and base units, gas hob and electric oven, plumbing for dishwasher and washing machine.

First Floor Landing

Bedroom One

3.97 x 3.00 (13'0" x 9'10")

Front facing window x 2, central heating radiator, fitted wardrobes.

Bedroom Two

2.63 x 2.39 (8'8" x 7'10")

Rear facing window, central heating radiator.

Bedroom Three

2.71 x 1.89 (8'11" x 6'2")

Rear facing window, central heating radiator.

Bathroom

1.74 x 1.89 (5'9" x 6'2")

Rear facing window, central heating radiator, Low flush W.c, pedestal hand wash basin, bath with shower over.

Exterior

Gardens to front and rear, ample parking.

Viewing

By appointment only via James & Co.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

- 3 Bedroom
- Semi-Detached
- Longe

- Kitchen/Diner
- W.C.
- Gardens Front & Rear.

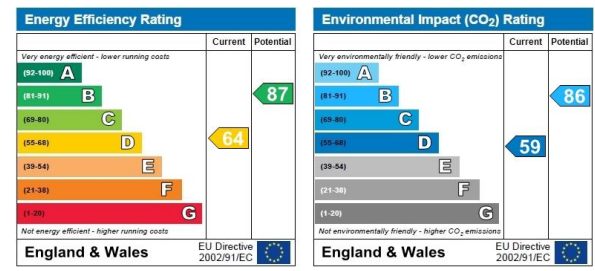
- Rent £550pcm
- Bond £550.
- Fee's apply.

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DISCLAIMER

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