



5 Sharket Head Close, Bradford, West Yorkshire BD13 1PD
£495

Offered for immediate LET is this wonderfully apportioned modern two bedroom ground floor flat. Internally carpeted and lino flooring to the kitchen, this property boasts a large kitchen diner with fitted base and wall units to inc a Beko Washing machine, Indesit F/F and integrated Zanussi electric oven and gas hob. Furnished with a dining table and chairs. The master double bedroom is to the rear with the single bedroom to the front. Fully tiled three piece bath suite with mixer shower and translucent window. The lounge provides ample relaxation space and inc media points to benefit ADSL and Sky facilities. Rear patio access to the pebbled garden. Fully GCH and DG throughout. Benefiting from a host of amenities provided by Queensbury Village centre and accessible bus links. Available from 1st August 2019 Fees may apply contact Locate Homes for further details.

Locate
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LOUNGE



Carpets and Gas Central Heating radiator. French patio door provides access to the pebbled garden which includes a rotary clothes airer. Media Points to facilitate ADSL and Sky services.

LOUNGE ANGLE TWO



KITCHEN



Modern beech shaker fitted kitchen with integrated Zanussi Oven and Gas Hob. Furnished with Beko Washing machine, Indesit Fridge freezer and dining table with chairs. Ample light is provided by the DG windows and the Ideal Gas combi boiler is housed within the unit.

KITCHEN ANGLE TWO



Gas Central Heating radiator

MASTER BEDROOM



Carpitted, DG Window and GCH radiator.

BEDROOM TWO



Carpitted and GCH Radiator.

BATHROOM



Fully tiled three piece bath suite and shower rail inc curtain.
Translucent window and lino floored.

BATHROOM ANGLE TWO



INFORMATION

Council Tax Band B; Two allocated Parking Bays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC