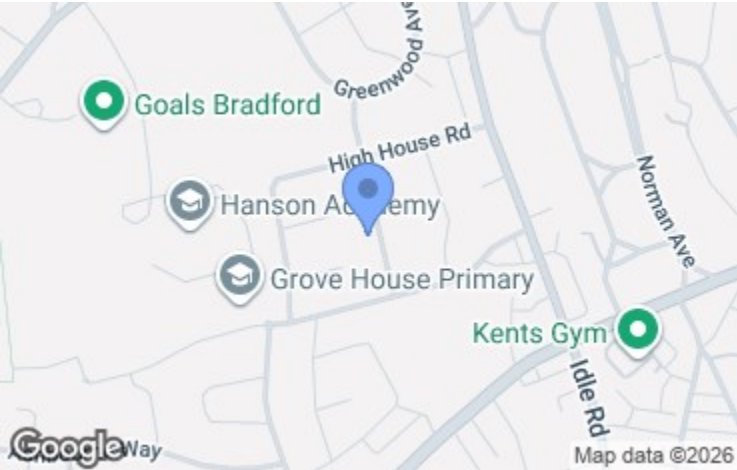




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274621625
lettings@wwstateagents.com

Directions

See Mapping

9 The Green, Idle, Bradford, BD10 9PT | 01274621625 | lettings@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Myers Avenue, Bradford, BD2 4ET
£995 Per Month



**** AVAILABLE NOW **** **THREE BEDROOM**
**** SEMI-DETACHED **** **FRONT AND BACK**
GARDENS ** **CLOSE TO LOCAL AMENITIES**

Nestled on the popular Myers Avenue, this delightful semi-detached house offers a perfect blend of comfort and convenience making it an ideal home for those seeking extra space. This property benefits from a variety of local amenities, including shops, schools, and parks, all within easy reach.

As you enter the property you are greeted by a welcoming hallway which leads to the spacious living room and additional reception room perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout of the home is both practical and welcoming, ensuring that every corner is utilised to its fullest potential.

Just off from the reception room is a lovely conservatory fitted with blinds which leads to the back garden.

Also to the ground floor is the kitchen which comprises of grey gloss wall and base units, complimentary marble effect worktops, tiled splash back, electric oven, gas hob and extractor over. Within the kitchen there is also a small storage cupboard ideal for extra storage space.

To the first floor, the property has two double bedrooms with fitted wardrobes and a small occasional room which is ideal as an office or storage space. The first floor also has a fully tiled house bathroom with a bath with shower over head, sink and extractor fan. There is also a separate W/C.

The property also boasts two large gardens to the front and rear of the property and includes a garage and two car driveway.

| Rent £995 | Deposit £995 | Holding Deposit £228 | EPC D | Council Tax Band C |



Fixtures & fittings	Services
Rating authority Borough Council Tax Band C	Tenure