whitegates









Arnford Close, Bradford, BD3

2 1 1 EPC D

£800 PCM

Unfurnished



Arnford Close, Bradford, BD3

2 bedrooms
1 bathrooms
1 reception room

£800 PCM

Available From: Immediately
Security Deposit: £923.00
Security Deposit: £184.00
Council Tax Band: A

- Two Double Bedrooms
- Central Heating
- Double Glazing
- Gardens
- Cul-de-sac location

Virtual Tour Available Online!

Brought to market is this two double bedroom terraced house located on a cul-de-sac with views across the city. With open plan kitchen/diner and lounge to ground floor and two bedrooms and family bathroom to first floor.







Kitchen

15'4" x 11'9" (4.67m x 3.58m)

uPVC door and window to the front, central heating boiler and radiator, laminate flooring and understairs storage cupboard. To the kitchen are black painted wall and base units with cream work surfaces, inset stainless steel sink and drainer with chrome mixer tap over, electric oven and gas hob with cooker hood over. Plumbing for washing machine.

Lounge

15'3" x 11'7" (4.65m x 3.53m)

uPVC double glazed window to the rear, central heating radiator and laminate flooring. Open staircase to first floor and enclosed porch with uPVC door to rear garden.

Landing

With new carpet and loft hatch.

Bedroom 1

9'10" x 11'7" (3m x 3.53m)

uPVC window to front, central heating radiator and new carpet.

Bedroom 2

8'10" x 11'8" (2.7m x 3.56m)

uPVC window to rear, central heating radiator and new carpet.

Bathroom

With white three piece suite comprising shower over bath and screen, vanity wash hand basin and WC. Large storage cupboard off, part panelled walls, tiled flooring, extractor fan and chrome wall mounted heated towel rail.

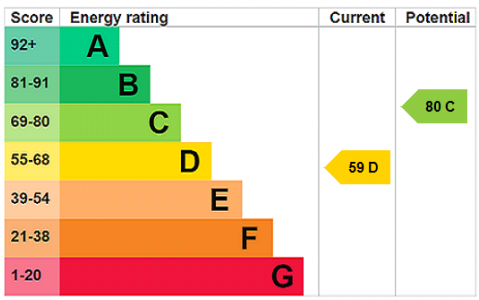
External

Sloped area to front with stairs, small rear garden overlooking the city.





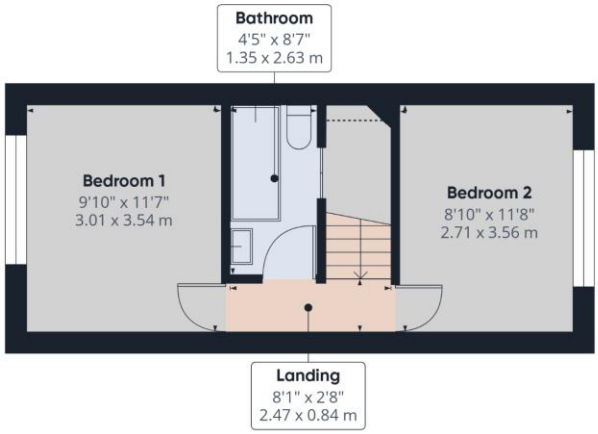








Ground Floor



Floor 1

Approximate total area(1)

649 ft²

60.2 m²

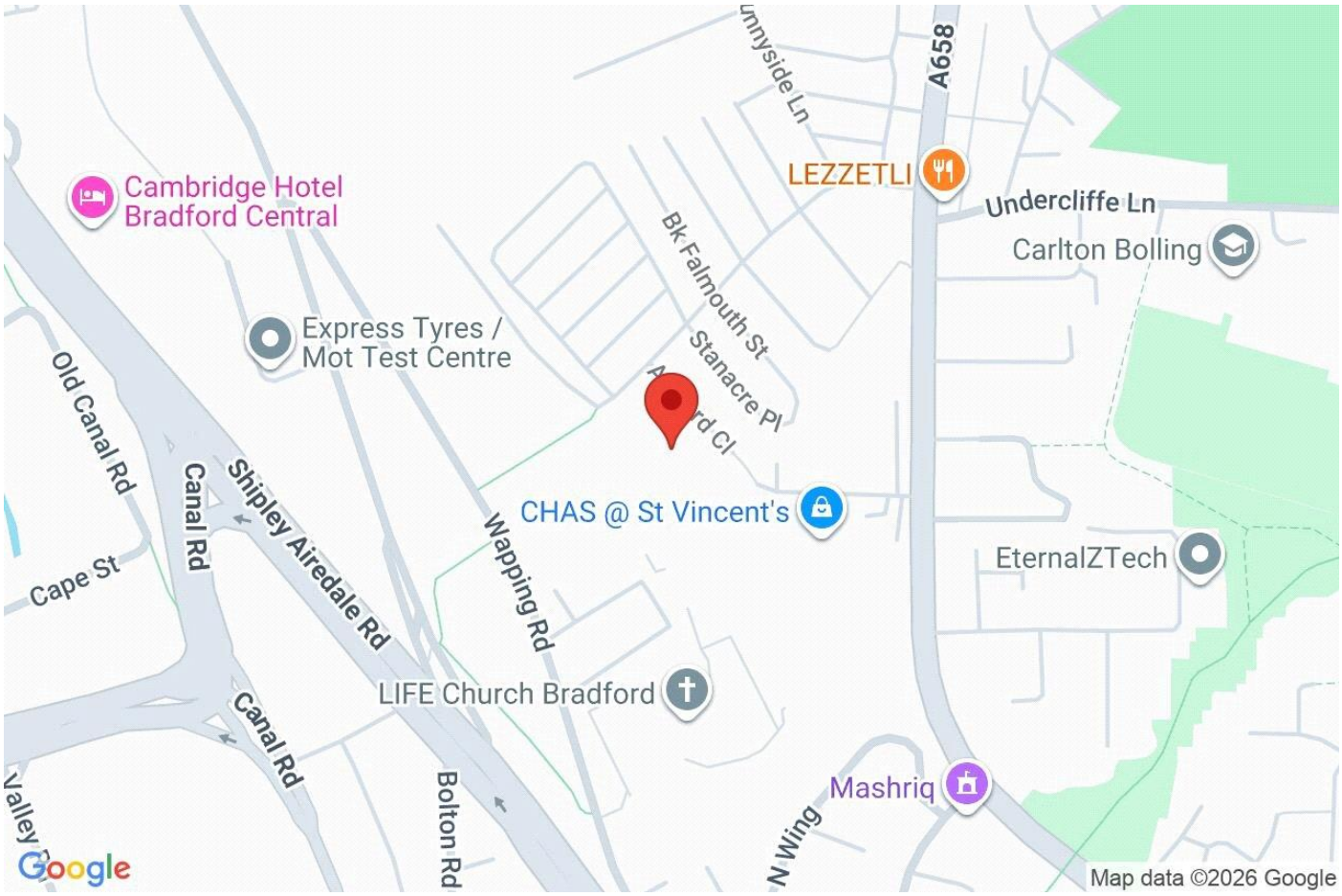
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01274 306611
bradford@whitegates.co.uk
www.whitegates.co.uk

Whitegates Bradford

65 Darley Street, Bradford, West
Yorkshire, BD1 3HN

Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.