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Rawson Buildings, 4 Rawson Road, BD1



2



2



1



EPC C

£750 PCM

Unfurnished



Rawson Buildings, 4 Rawson Road, BD1

2 bedrooms
2 bathrooms
1 reception room

£750 PCM

Available From: **Immediately**
Security Deposit: **£865.00**
Holding Fee: **£173.00**
Council Tax Band: **B**

- Two Bedrooms
- Two Bathrooms
- Ground Floor
- City Centre
- Enclosed Patio

Virtual Tour Available Online!

Brought to market is this spacious two bedroom newly renovated ground floor flat with two bathrooms both with white three piece suites incorporating pedestal wash hand basins, WCs and baths with showers over, and open plan kitchen/lounge with fitted appliances.

With ground floor entrance and enclosed patio.

Entrance Hall

With light wood effect laminate flooring, intercom telephone and wall mounted electric heater.

Kitchen/Lounge

13'11" x 31'1" (4.24m x 9.47m)

With light wood effect laminate flooring, large windows to the rear elevation, wall mounted electric heater and spot and wall lighting. Kitchen with a range of light wood effect wall and base units with marble effect work surfaces. Double unit housing hot water cylinder. Stainless steel sink and drainer with chrome mixer tap over, integrated electric oven and hob with cooker hood over. Appliance space for washer.

Bedroom One

14'1" x 12' (4.3m x 3.66m)

With double glazed French doors to the front leading to small enclosed patio and wall mounted electric heater.

En-suite Bathroom

With white three piece suite incorporating pedestal wash hand basin with chrome mixer tap over, WC and fitted bath with shower and screen over. Wall mounted heated towel rail.

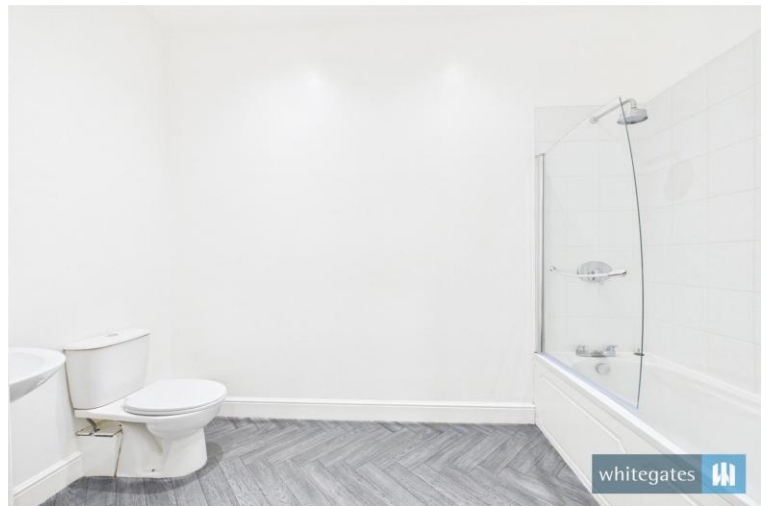
Bedroom Two

13'8" x 18'8" (4.17m x 5.7m)

With large windows to the rear elevation and wall mounted electric heater. Large built-in wardrobes with sliding doors.

Bathroom

With white three piece suite incorporating pedestal wash hand basin with chrome mixer tap over, WC and fitted bath with shower and screen over. Wall mounted heated towel rail.





Approximate total area[®]
957 ft²
88.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01274 306611

bradford@whitegates.co.uk

www.whitegates.co.uk

Whitegates Bradford

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

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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.

