

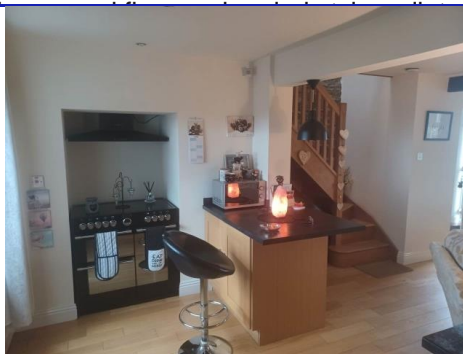
# Patchett Homes

<http://www.patchett-group.co.uk>  
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## Well Heads , Thornton, Bradford, BD13 3SJ 3 bedroom house available now £850 pcm

Patchett Homes Ltd are pleased to offer for rent this very well presented fully furnished three bed terrace cottage. The property briefly comprised of lounge, kitchen diner with french doors to back garden. 3 Bedrooms and 4 piece bathroom. The property is decorated and Part furnished to a high standard. Benefits



Ryefield House, 180 Highgate Road, Bradford, BD13 1DS  
[info@patchett-homes.co.uk](mailto:info@patchett-homes.co.uk)

**01274 882331**

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00

# Well Heads, , Thornton, Bradford, BD13 3SJ

**BATHROOM** - 1.75m ( 5'9") x 2.89m ( 9'6")

Four piece bathroom suite with spa bath

**BEDROOM 1** - 3.37m ( 11'1") x 3.82m ( 12'7")

Front facing bedroom with same beautiful wooden floors. Matching wardrobe and set of drawers and bed. Exposed brick work compliments staircase.

**BEDROOM 2** - 3.33m ( 11'0") x 2.92m ( 9'7")

**EXTERNAL** -

**GARDEN** -

**KITCHEN/DINER** - 3.84m ( 12'8") x 4.54m ( 14'11")

Beech units with black laminate marble effect work tops. Kitchen appliances include a range stove oven, washing machine, fridge freezer, integrated dish washer and microwave. French doors lead out enclosed private back garden.

**LOUNGE** - 4.54m ( 14'11") x 4.11m ( 13'6")

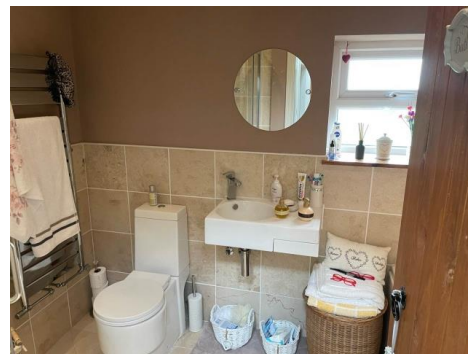
Beautifully decorated cosy lounge with wooden varnished floors and, gas stove effect fire. All furniture included in the rental. Wooden staircase leads upstairs from the lounge showing exposed treated stone walls.

**DIRECTIONS:**

Head southwest on Highgate Rd/A647 toward Woodlands Rd. Continue to follow A647. Turn right at Queensbury traffic lights on Albert Rd. Follow A644 .

## **Rental Procedure**

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Current	Potential	Band	Current	Potential
A		92	A		
B			B		
C			C		
D			D		
E	58		E		
F			F		
G			G		

Not energy efficient - higher running costs  
 EU Directive 2002/91/EC  
 England & Wales

Not environmentally friendly - higher CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC  
 England & Wales

Property Ref: inst-4510

Creation Date: 10/04/2026

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Patchett Homes Ltd, 2026. Patchett Homes Ltd Registered in England and Wales No. 08512191