



## Derwent Place , Mountain, Queensbury, Bradford, BD13 1JQ 2 bedroom terraced house available now £675 pcm

Beautifully presented stone built mid terrace briefly comprising of entrance hall, lounge with dining area and stove effect Inglenook fireplace, cellar, two bedrooms and a shower room. The property benefits from carpet or laminate floor throughout and also has double glazing and gas central heating throughout. There is a small



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CELLAR -

ENTRANCE HALL -  
Wooden flooring, double glazing to front & rear elevation.

KITCHEN -  
Inset sink and drainer with tiled splash backs, point for washing machine, electric oven and gas hob, double glazing to rear elevation and door to rear yard.

LOUNGE WITH DINING AREA -  
Stove effect Inglenook fireplace & access to cellar.

BEDROOM 1 -  
Carpeted double bedroom with double glazing to front elevation and central heating radiator.

BEDROOM 2 -  
Fully carpeted double bedroom housing boiler, double glazing to rear elevation and central heating radiator.

SHOWER ROOM -  
Part tiled with corner shower cubicle, sink and w.c. in white, tiled floors and double glazing to rear elevation.

LANDING -  
Fully carpeted and double glazing to rear elevation.

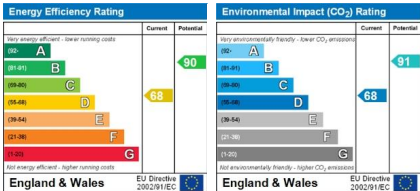
## Rental Procedure

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 (CO2) 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.



Property Ref: inst-4961

Creation Date: 21/08/2026

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