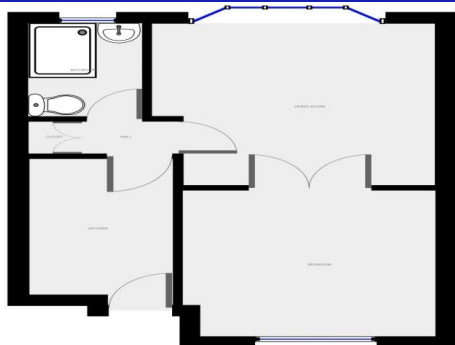




**Woodlands Avenue
, Clayton Heights, Bradford, West Yorkshire, BD13 1DW**
1 bedroom semi detached bungalow available now £575 pcm

The property is currently undergoing some refurbishment, please contact our office to register your interest and we will be in touch when we are ready to start viewings. Council Tax Band A | EPC Rating TBC | Deposit £646.00



Woodlands Avenue, , Clayton Heights, Bradford, West Yorkshire, BD13 1DW

BEDROOM - 3.58m (11'9") x 2.55m (8'5")

Carpets, central heating radiator, secondary glazing to front elevation.

KITCHEN - 1.79m (5'11") x 3.05m (10'1")

Integrated extractor, inset stainless steel sink, beech cupboards, granite effect work top, secondary glazing to side elevation and access to entrance.

LOUNGE - 3.47m (11'5") x 3.64m (12'0")

Carpets, gas fire, central heating radiator, large bay window - secondary glazing to rear elevation and access to bathroom & bedroom.

SHOWER ROOM - 1.94m (6'5") x 2.14m (7'1")

Shower cubicle , part tiled , secondary glazing to rear elevation.

EXTERNAL -

DIRECTIONS:

From our offices turn right onto Highgate Rd (A647), turn left onto Woodlands Rd and Woodlands Ave can be located at the end of this road.



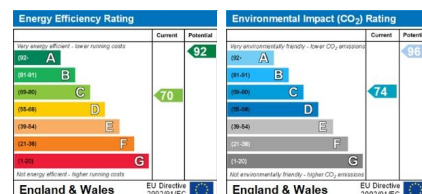
Rental Procedure

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.

Property Ref: inst-4660

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.



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, 2025. Patchett Homes Ltd Registered in England and Wales No. 08512191