



## Wootton Street , West Bowling, Bradford, BD5 7DN 1 bedroom house available now £695 pcm

Three bedroom terrace property with large kitchen/dining area, fitted bathroom suite with shower over the bath. Benefitting from central heating, double glazing, Newly carpeted and redecorated throughout. Property is situated opposite a primary school, close to local amenities, with large garden at rear of the of property.



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

# Wootton Street, , West Bowling, Bradford, BD5 7DN

KITCHEN - 5.01m ( 16'6") x 2.99m ( 9'10")

LOUNGE - 3.49m ( 11'6") x 4.03m ( 13'3")

BATHROOM - 1.98m ( 6'6") x 1.80m ( 5'11")

BEDROOM 1 - 3.75m ( 12'4") x 3.20m ( 10'6")

BEDROOM 2 - 3.09m ( 10'2") x 3.18m ( 10'6")

BEDROOM 3 - 2.60m ( 8'7") x 1.79m ( 5'11")

DIRECTIONS:



## 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	A	B	Very environmentally friendly - lower CO <sub>2</sub> emissions	A	B
(91-95)	B	C	(91-95)	B	C
(81-90)	C	D	(81-90)	C	D
(71-80)	D	E	(71-80)	D	E
(61-70)	E	F	(61-70)	E	F
(51-60)	F	G	(51-60)	F	G
Not energy efficient - higher running costs	G		Not environmentally friendly - higher CO <sub>2</sub> emissions	G	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Ref: inst-4556

Creation Date: 22/12/2024

## 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, 2024. Patchett Homes Ltd Registered in England and Wales No. 08512191