



## The Courtyard , Horton Bank Top, Bradford, West Yorkshire, BD7 4PW 1 bedroom flat / apartment available now £525 pcm

One bedroom ground floor flat comprising of lounge, kitchen in beech with an integral electric oven, hob & extractor over, and a white three piece bathroom with shower over bath. The property benefits from double glazing, storage heaters and is newly carpeted throughout. The property is also situated in its own private



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**BATHROOM** - 1.59m ( 5'3" ) x 2.95m ( 9'9" )  
New white three piece suite with electric shower over bath.

**BEDROOM** - 2.84m ( 9'4" ) x 3.53m ( 11'7" )

**KITCHEN** - 3.06m ( 10'1" ) x 1.59m ( 5'3" )  
New kitchen in beech with integral electric oven, hob and extractor over.

**LOUNGE** - 3.50m ( 11'6" ) x 2.93m ( 9'8" )

## DIRECTIONS:

From our offices turn left into Highgate Rd (A647), immediately before 'The Crown' pub turn right onto Old Rd, on the left is a fish shop and 'The Courtyard' is opposite.

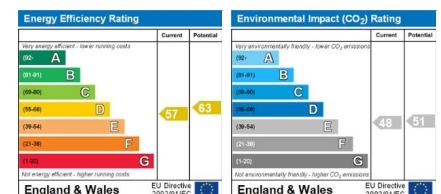


## Rental Procedure

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.



Property Ref: inst-4565

Creation Date: 22/01/2025

## 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