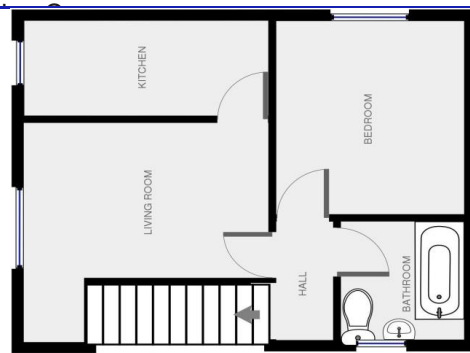




## The Courtyard , Horton Bank Top, Bradford, BD7 4PW

1 bedroom flat / apartment available 04 July 2025 £525 pcm

A well presented ONE BEDROOM FIRST FLOOR FLAT, briefly comprising of kitchen, bathroom with shower over bath, lounge and a double bedroom. The property benefits from electric heating, double glazing and is offered to rent UNFURNISHED. Situated in private courtyard with off road parking. Sorry no children or pets.



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**BATHROOM** - 1.09m ( 3'7") x 1.09m ( 3'7")

New bathroom comprising of a 3 piece white suite with electric shower over bath. Part Tiled.

**BEDROOM** - 3.01m ( 9'11") x 2.09m ( 6'11")

Double glazed window to the side elevation. Electric storage heater.

**KITCHEN** - 1.05m ( 3'6") x 3.09m ( 10'2")

A range of wall and base units with contrasting work surfaces. Space for an electric cooker with extractor fan over. Inset sink and drainer with tiled splash backs. Double glazed window to the front elevation.

**LOUNGE** - 2.05m ( 6'9") x 3.09m ( 10'2")

Double glazed window to the front elevation. Electric storage heater.

## **DIRECTIONS:**

From our offices, turn left onto Highgate Road (A647) heading towards Bradford. Proceed approximately 1 mile before turning right onto Old Road. Proceed a further 200 yards, the property is to the right.

## **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.

## **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