

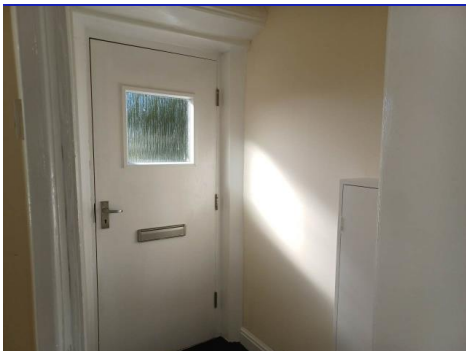
Let Agreed



Stogden Hill , Clayton Heights, Bradford, BD13 1DX

1 bedroom cottage available now £525 pcm

A one bedroom terrace bungalow comprising of modern kitchen and bathroom with shower over bath and large lounge. The property benefits from double glazing, central heating and has been redecorated throughout.



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BATHROOM -

A three piece bathroom suite in white comprising of a bath with shower over, pedestal wash hand basin and W.C. Part tiled. Extractor fan. Double glazed window to the rear elevation. Central heating radiator.

BEDROOM - 2.23m (7'4") x 2.56m (8'5")

Double glazed window to the rear elevation. Central heating radiator.

KITCHEN - 1.19m (3'11") x 2.56m (8'5")

A fitted kitchen finished in beech with laminated work surfaces. Point for a gas cooker with extractor over. Inset sink and drainer with tiled splash backs. Double glazed window to the rear elevation. Central heating radiator.

LOUNGE - 4.41m (14'6") x 3.44m (11'4")

Double glazed window to the front elevation. Central heating radiator. Wall mounted gas fire.

DIRECTIONS:

From our offices, cross over Highgate Rd and walk up 'Western Place' which is directly opposite to our offices and Stogden Hill can be found to the right of this unmade road.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A		94	A		97
B			B		
C			C		
D	69		D	70	
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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-4604

Creation Date: 02/04/2025

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