

# Patchett Homes

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## Weavers Lane , Cullingworth, West Yorkshire, BD13 5JN

2 bedroom flat / apartment available 06 January 2025 £800 pcm

Patchett Homes Ltd are pleased to offer for rent this spacious very well presented two bed roomed first floor flat in a converted mill. The flat benefits from two private parking spaces within the mill site, two good sized bedrooms, generous hallway and burglar alarm. Children and pets welcome .



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

# Weavers Lane, , Cullingworth, West Yorkshire, BD13 5JN

**BATHROOM** - 2.66m ( 8'9") x 1.99m ( 6'7")  
As pictured, shower unit plus three piece suite.

**BEDROOM 2** - 3.26m ( 10'9") x 2.31m ( 7'7")

**EXTERNAL** -

**KITCHEN** - 2.88m ( 9'6") x 2.80m ( 9'3")  
New cooker, hob and extractor.

**LOUNGE** - 5.83m ( 19'2") x 5.55m ( 18'3")  
Large L shaped lounge with three casement windows. Neutral fresh decor and new carpet . Blinds and light fittings gifted as pictured .

**MAIN BEDROOM** - 3.91m ( 12'10") x 3.76m ( 12'5")  
Same decor and carpet as lounge . Large double bedroom with two casement windows. as with lunge blinds and light fittings gifted as pictured.

## DIRECTIONS:

From our Offices, turn right onto Albert Rd/A644. Turn left onto Thornton Rd/B6145. Turn right onto Halifax Rd/A629. Turn right onto Manywells Brow/B6429. Go through 1 roundabout. Turn left onto Keighley Rd. Turn left onto Ellar Carr Rd, Weavers lane is on the left.



## 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.



NO WARRANTY IS MADE IN FOOT PROPERTY IS SOLD AS SEEN. VISITORS SHOULD NOT RELY ON ANY INFORMATION PROVIDED IN THIS DOCUMENT FOR ANY DECISION OR ACTION.

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				Very environmentally friendly - lower CO <sub>2</sub> emissions			
A				A			
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

Property Ref: inst-4560

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