



## Fountain Mews , Queensbury, Bradford, West Yorkshire, BD13 2QN 2 bedroom terraced house available now £550 pcm

Patchett Homes are pleased to offer this very well presented two bedroom 'cottage style' property. Set in its own courtyard close to all local amenities in Queensbury village in a sought after position. The property benefits from kitchen and bathroom with three piece suite and shower over bath and lounge. The property



# Fountain Mews, , Queensbury, Bradford, West Yorkshire, BD13 2QN

KITCHEN -  
New kitchen.

LOUNGE -

BATHROOM -  
Three piece bathroom suite with shower over bath.

BEDROOM 1 -

BEDROOM 2 -

**DIRECTIONS:**

From our offices turn right onto Highgate Rd (A647), at the traffic lights turn right onto Brighthouse Rd (A644) then left onto Fountain St, Fountain Mews can be found at the end of this road 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.

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC

Property Ref: inst-4575

Creation Date: 12/03/2025

**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