



## The Courtyard , Old Road, Horton Bank Top, Bradford, BD7 4PW 1 bedroom flat / apartment available 15 August 2025 £525 pcm

Situated in its own private grounds with off-road parking is this ONE BEDROOM GROUND FLOOR FLAT comprising of kitchen and bathroom suite with shower over bath. The property benefits from electric heating, double glazing. There is a car park for residents to use. NO PETS DEPOSIT £605 | COUNCIL TAX BAND A



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

**BATHROOM** - 2.04m ( 6'9") x 2.26m ( 7'5")  
A three piece bathroom suite comprising of bath with an electric shower over, wash hand basin and W.C. Part tiled and extractor fan. Double glazed window to the rear elevation.

**BEDROOM** - 3.00m ( 9'11") x 3.16m ( 10'5")  
Double glazed window to the rear elevation,

**KITCHEN** - 1.64m ( 5'5") x 4.40m ( 14'6")  
A range of wall and base units in beech with laminated work surfaces. Point for an electric cooker with extractor unit over. Inset sink and drainer with tiled splash backs. Plumbing for washer and space for fridge freezer. Double glazed window to the front elevation.

**LOUNGE** - 2.56m ( 8'5") x 4.39m ( 14'5")  
Double glazed window to the front elevation.

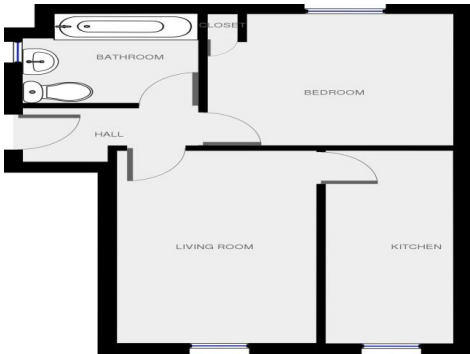
**DIRECTIONS:**  
From our offices turn left into Highgate Rd (A647), immediately before 'The Crown' pub turn right onto Old Rd, on the left is a fish shop and 'The Courtyard' is opposite.



## 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.

Property Ref: inst-4734



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 |
| Very energy efficient - lower running costs |                         |           | Not environmentally friendly - higher 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 |           |

Creation Date: 19/07/2025

### 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