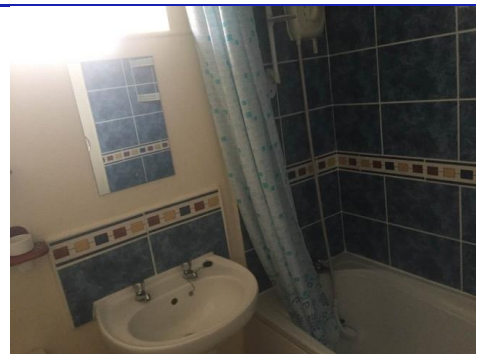




## New Park Road , Queensbury, Bradford, BD13 2HD

1 bedroom end terrace house available now £485 pcm

A 1 bedroom end terrace property in this popular residential location. Benefiting from gas fired central heating and double glazing. Briefly comprises of entrance hall, lounge and kitchen to the ground floor, with the bedroom and house bathroom to the first floor. Option to rent garage by separate agreement.



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**KITCHEN** - 1.40m ( 4'8") x 3.84m ( 12'8")

A fitted kitchen comprising of wall and base units finished in Beech with laminated work surfaces. Inset sink and drainer with tiled splash backs. Point for gas cooker with extractor unit over. Double glazed window to the rear elevation. Central heating radiator.

**LOUNGE** - 2.94m ( 9'8") x 3.63m ( 11'11")

Double glazed window to the front elevation. Central heating radiator. Door leading to Kitchen.

**BATHROOM** - 1.68m ( 5'7") x 2.02m ( 6'8")

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

**BEDROOM** - 3.25m ( 10'8") x 3.82m ( 12'7")

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

**HALL** -

## DIRECTIONS:

From our offices, Head south-west on Highgate Rd/A647 towards Queensbury. proceed through Queensbury traffic lights. Proceed 500 meters before turning right onto New Park.



## 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 (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		
100	A		90	A			
91-95	B			B			
81-90	C			C			
71-80	D	64		D			
55-70	E			E		43	43
41-54	F			F			
1-40	G			G			

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

Property Ref: inst-4278

Creation Date: 14/06/2026

## 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, 2026. Patchett Homes Ltd Registered in England and Wales No. 08512191