



4 Fieldside Close

Tong, Bradford, BD4 0QY

£850 Per Month



* COMING SOON ** TO LET - * AVAILABLE EARLY JULY ** THREE BEDROOM LINKED DETACHED ** DG & GAS CH ** CLOAKROOM / WC ** WELL PRESENTED ** DRIVEWAY / PARKING *
* GARDENS ** DEPOSIT £980.00 ** EPC :C *

A THREE BEDROOM linked detached property situated in a much sought after location of BRADFORD. with double glazing, gas fired central heating, carpets and flooring throughout, fitted curtains and blinds, an automatic washing machine and a fridge / freezer.

Briefly throughout the property consists of a hallway, cloakroom / WC, living room with a dining area, a fitted breakfast kitchen, three good sized bedrooms and a bathroom / WC. The property is conveniently positioned for all local amenities and a short drive from the M606 motorway making it ideal for anyone wishing to commute to the major commercial centres of West Yorkshire and beyond; and for those wanting a more relaxing lifestyle, the property is a short walk from open countryside including Black Carr Woods, the Tong & Cockersdale conservation area, Fulneck valley and the Greyhound Public House and cricket ground in Tong village.



GROUND FLOOR:

Entrance Hallway:

Living Room:

Breakfast Kitchen:

Built under electric oven / grill, four ring gas hob, extractor hood, automatic washing machine, fridge

Downstairs / WC Cloak Room:

TO THE FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bedroom Three:

Bathroom / WC:

TO THE OUTSIDE:

Driveway:

Gardens:

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4832-2629-2100-0343-2296>

Deposit Required:

Deposit Required: £980.00

PERMITTED PAYMENT(S) :

As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

- i) A Holding Deposit: capped at 1 week's rent
- ii) A Security Deposit: capped at five weeks' rent

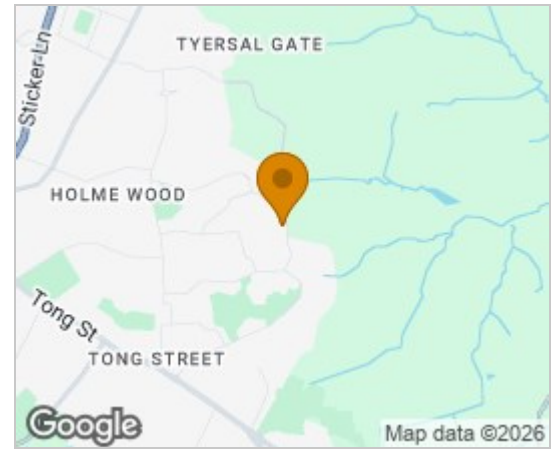
During the tenancy:

- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably incurred costs for the loss of keys/security devices
- iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

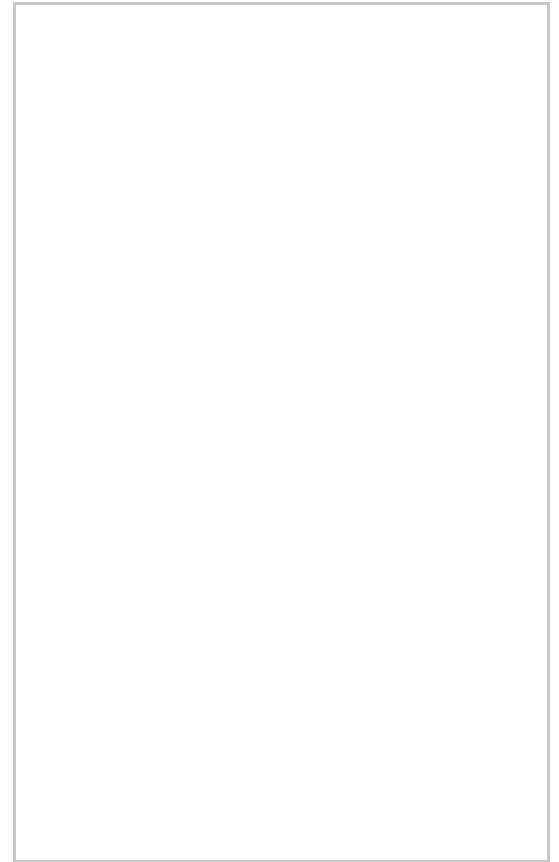
Other permitted payments may include:

- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

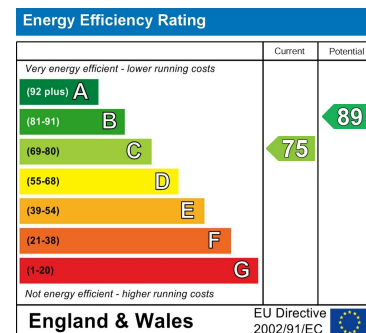
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.