



Parkside Terrace

Cullingworth, Bradford, BD13 5AD

£850 Per Month



Currently under renovation, this property is situated within Cullingworth village and is within close proximity to local amenities and Parkside school. The property briefly comprises; entrance porch, spacious living room, modern kitchen with high gloss units, dining room, cloakroom, master bedroom with fitted wardrobes, double second bedroom, bathroom with three piece bathroom suite in white and shower over bath, spacious third attic bedroom and single fourth attic bedroom. There is a front and rear garden plus a plot of paved land to the rear. DEPOSIT ALTERNATIVE AVAILABLE. EPC Rating D.

**A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.



Entrance Porch 4'10" x 3'10" (1.490 x 1.170)
With black integral matting, wooden paneled walls, cream painted walls and light point.

Living Room 14'3" 14'7" (4.366 4.457)
With brown carpet, cream painted walls, single radiator, smoke alarm and light point.

Kitchen 9'5" x 11'4" (2.894 x 3.462)
With wood effect vinyl flooring, part tiled walls, part cream painted walls, black high gloss kitchen units, wood effect worktops, electric hob, oven, stainless steel extractor hood, stainless steel sink, under stairs storage cupboard, single radiator, smoke alarm and light point.

Dining Room 11'0" x 8'8" (3.374 x 2.648)
With wood effect vinyl flooring, cream painted walls, single radiator, smoke alarm and light point.

Cloakroom 4'7" x 3'1" (1.405 x 0.962)
With wood effect vinyl flooring, part tiled walls, part cream painted walls, two piece bathroom suite in white, boiler, extractor fan and light point.

Master Bedroom 8'4" x 14'3" (2.547 x 4.360)
With brown carpet, cream painted walls, fitted wardrobes, single radiator and light point.

Second Bedroom 90'11" x 9'6" (27.728 x 2.914)
With brown carpet, cream painted walls, single radiator and light point.

Bathroom 8'11" x 4'7" (2.721 x 1.414)
With new flooring to be fitted, white tiled walls, cream painted walls, three piece bathroom suite in white, mixer shower over bath, single radiator and light point.

Third Bedroom 14'7" x 10'7" (4.459 x 3.228)
Located in the attic with brown carpet, cream painted walls, double radiator and light point.

Fourth Bedroom 9'7" x 9'4" (2.929 x 2.862)
With brown carpet, cream painted walls and light point.

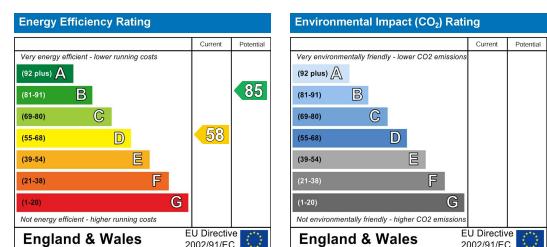
Front & Rear Garden
Areas with paving

Land
Area of land opposite the rear of the property.

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.