

# HUNTERS®

HERE TO GET *you* THERE



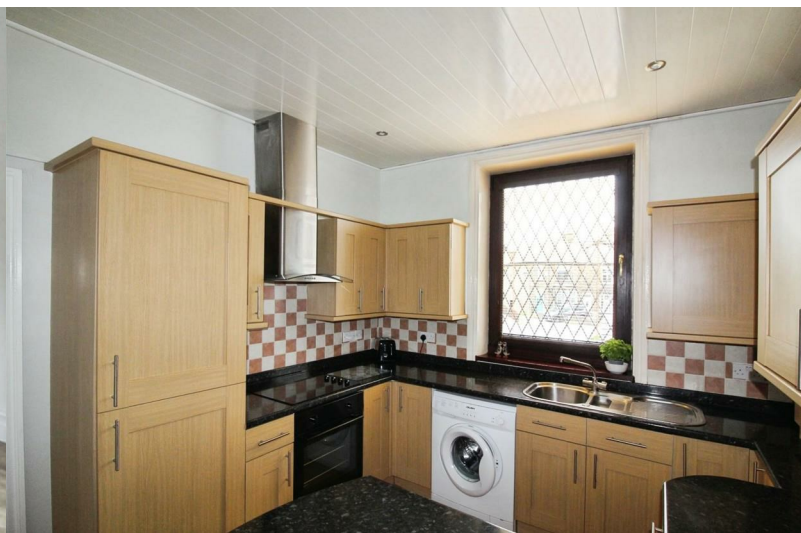
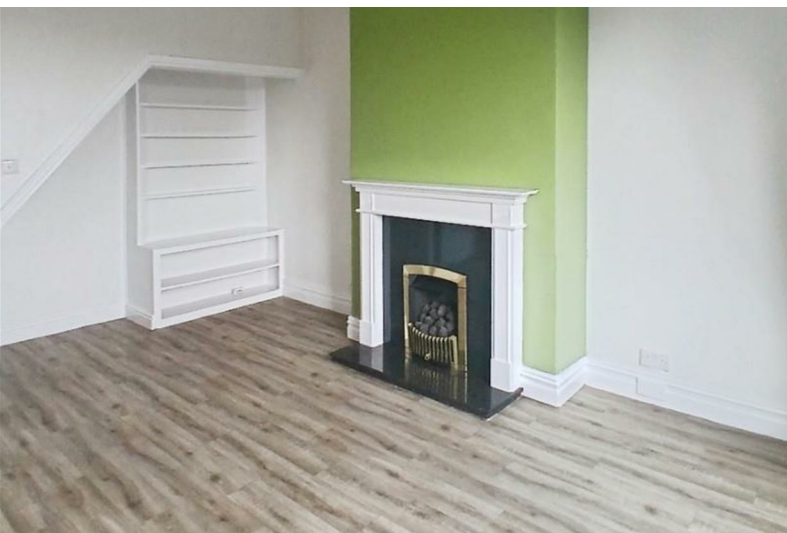
## Fourlands Road

Bradford, BD10 9TB

£1,200 Per Month



Council Tax: A



# 89 Fourlands Road

Bradford, BD10 9TB

£1,200 Per Month



- DUPLEX FLAT
- FOUR BEDROOMS
- PARTLY RENOVATED
- OFF STREET PARKING
- COUNCIL TAX - A
- EPC - C
- OUTSIDE AREA
- GREAT LOCATION
- AVAILABLE NOW
- OPEN TO NEGOTIATION

This first floor DUPLEX FLAT, is deceptively large inside and has a light and airy feel throughout. Situated less than one mile from Idle village where you will find an array of shops, cafes, restaurants and bars and is also a great location for commuters with transport links into both Leeds and Bradford.

On the first floor you will find the KITCHEN which is fitted with an array of wall and base units and is equipped with a fridge/freezer and washing machine. The LOUNGE is flooded with natural light from the large front window. You will also find BEDROOM ONE located on this floor, together with the BATHROOM and separate W.C.

Stairs lead to a second floor where you will find three further BEDROOMS. Bedroom two is a good sized double with ample storage space stretching the full length of the back wall. Bedroom Three is also a double and has the benefit of an en-suite shower room.

Externally, you find a paved garden area and on street parking.

## KITCHEN

### BEDROOM ONE

12'54 x 12'79 (3.66m x 3.66m)

### BEDROOM TWO

13'55 x 10'58 (3.96m x 3.05m)

### BEDROOM THREE

13'51 x 8'14 (3.96m x 2.44m)

### BEDROOM FOUR

12'99 x 7'23 (3.66m x 2.13m)

### BATHROOM

5'94 x 4'36 (1.52m x 1.22m)

### EN-SUITE

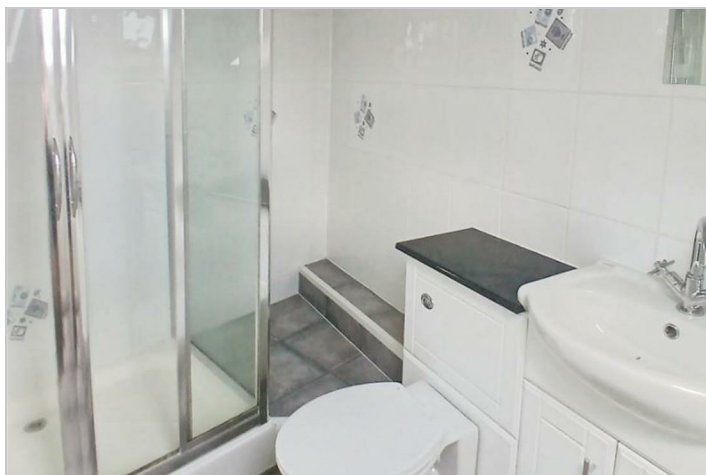
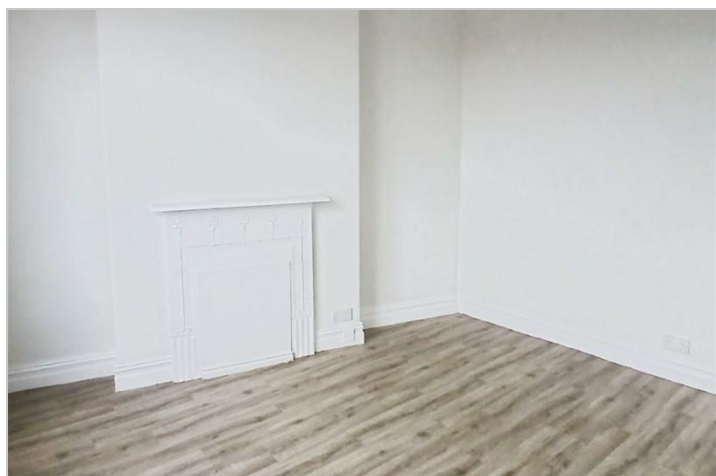
7'87 x 7'87 (2.13m x 2.13m)

### LOUNGE

17'08 x 12'99 (5.38m x 3.66m)

### TOILET

2'33 x 6'37 (0.61m x 1.83m)



## Road Map



## Hybrid Map



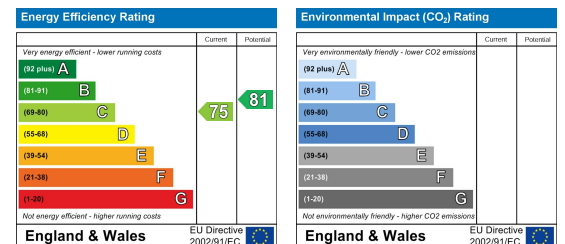
## Terrain Map



## Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 if you wish to arrange a viewing appointment for this property or require further information.

## 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.