



3a Roper Lane, Bradford, BD13 2DQ

£695 PCM

- Small Cottage with far reaching views
- Double Bedroom
- Small Pebbled Seating Area
- AVAILABLE NOW
- Open Plan Lounge & Kitchen
- Bathroom with Shower
- EPC - D / Council Tax Band - A
- NO PARKING!

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A quirky one bedroom cottage with idyllic location and excellent views over the neighbouring countryside. In good order throughout accommodation includes; Open plan lounge/kitchen leading up to a double bedroom & bathroom with shower. NO PARKING. AVAILABLE NOW. EPC -D / Council Tax Band - A



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Council Tax Band: A



Lounge/Kitchen

Open plan lounge/ kitchen with neutral decor throughout and dark wood laminate flooring. Open plan kitchen with ample wall and base units housing an integral electric oven and gas hob, with space for an undercounter fridge and washing machine.

Bathroom

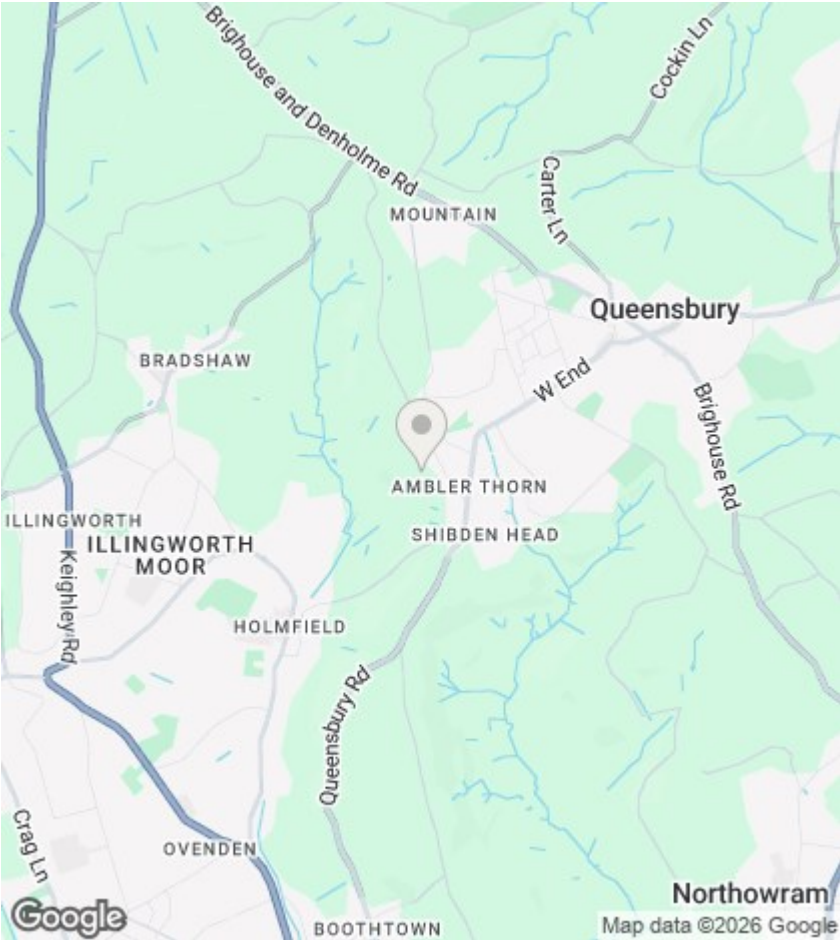
White bathroom suite with mains shower unit and glass bi-folding shower screen and large chrome wall mounted towel rail.

Bedroom

Carpet, Feature Beams, Double Glazed Window & Velux window.

Outside Area

Pebbled area would make ideal seating area with scenic views. NO PARKING



Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC