



## 10 Linnet Close, BD8 0NT

£850 Per Calendar Month

- Semi Detached House
- Kitchen
- Bathroom
- Allocated Parking
- Available June 2026
- Lounge & Fire
- Three Double Bedrooms
- Patio Area & Outhouse
- EPC - TBC / Council Tax Band - A

# 10 Linnet Close, BD8 0NT

A End Semi Detached House in good condition throughout close to local schools & amenities. The property comprises of; Lounge, Kitchen, Three Double Bedrooms, Bathroom, Patio Area & Outhouse. Allocated Parking. EPC - TBC / Council Tax Band - A. Available June 2026.



Council Tax Band: A



## **Lounge**

Laminate Flooring, Double Glazed Front Door & Window with Blind. Radiator. Aerial Points. Stairs. Storage Cupboard.

## **Kitchen**

Laminate Flooring. Range of Cream Gloss Base Units, Cupboards & Drawers with Work Tops. Grey Sink & Drainer. Worcester Boiler. Double Glazed Side Door & Window. Integrated Electric Oven & Hob. Dishwasher & Washing Machine.

## **Landing**

Carpet. Loft Access (Not Checked) Stairs & Banister.

## **Bedroom 1**

Carpet. Radiator. Double Glazed Window & Blind

## **Bedroom 2**

Carpet. Radiator. Double Glazed Window & Blind

## **Bedroom 3**

Carpet. Radiator. Double Glazed Window & Blind

## **Bathroom**

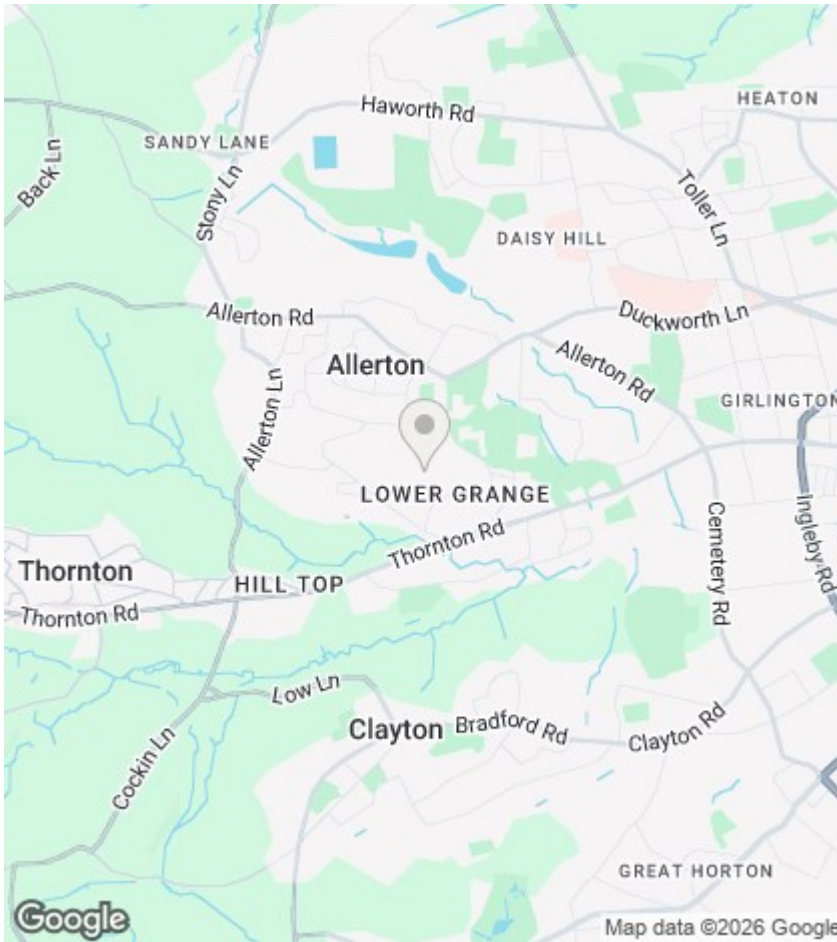
Tiled Flooring. Chrome Wall Radiator. White WC, Basin, Bath with Shower over. Storage Cupboard.

## **Outside**

Front - Small lawned area to the front  
Rear - Paved Patio Area with Outhouse & Parking







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 