




Ashgrove, Bradford
£125 pw

KLB Enterprises are proud to present to the market this well presented ground floor well equipped double room, to rent in the Centre of BD7. This room is perfect for mature students and working professionals. Couples are welcome & the bathroom is shared with just ONE other room.

- Blinds fitted throughout
- Brand new double bed & mattress
- Double Glazing
- Double Glazing and central heating
- Double Wardrobe
- Garden
- Good Location
- Heated towel rail in bathroom
- High Ceilings
- House Bathrooms
- Newly decorated

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with KLB Enterprises Ltd - KLB Enterprises Ltd
Reference	Telephone 01274 299950 RL2312 Council Tax Band: A Deposit: £250 Holding Deposit: £125 Parking options: On Street, Residents
Additional Information	Garden details: Communal Garden, Enclosed Garden, Rear Garden Electricity supply: Mains Heating: Gas Mains Water supply: Mains Sewerage: Mains Broadband: Cable

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.