


Ashgrove
£95 pw

KLB Enterprises are proud to present to the market this well presented first floor modern double room, rent in the Centre of BD7. This room is perfect for mature students and working professionals. Sharing the bathroom with just ONE room.

- Brand new double bed & mattress
- Close to local amenities
- Double Glazing
- Double Glazing and central heating
- Double Wardrobe
- Garden
- Good Location
- Heated towel rail in bathroom
- High Ceilings
- House Bathrooms
- Integrated Appliances

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
	RL2324
	Council Tax Band: A
	Deposit: £190
	Holding Deposit: £95
	Parking options: On Street, Residents
	Garden details: Communal Garden, Enclosed Garden, Private Garden,
Additional Information	Rear Garden
	Electricity supply: Mains
	Heating: Gas Mains
	Water supply: Mains
	Sewerage: Mains
	Broadband: Cable
	Accessibility measures: Not suitable for wheelchair users

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.