




Station Road, Clayton,
Bradford
£1,300 pcm

KLB Enterprises Ltd are please offer this brand newly refurbished 3/4 double bedroom duplex apartment in the Heart of Clayton Village, which has undergone a substantial renovation. The property MUST be viewed to really appreciate.

- 1 Large Bathroom with bath & shower unit
- 3 Bedrooms
- Brand new carpet
- Brand new carpet throughout
- Close to local amenities
- Double Glazing
- Double Glazing and central heating
- Ensuite Bathroom
- En-suite bathroom in Master bedroom
- Ensuite Shower

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A		
(81-91) B		82
(69-80) C	77	
(55-68) D		
(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 RL2409 Deposit: £1,300 Holding Deposit: £346.15 Parking options: On Street
Additional Information	Electricity supply: Mains Heating: Gas Mains Water supply: Mains Sewerage: Mains 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.