




18 Claremont, Bradford  
£450 pcm

KLB Enterprises are pleased to offer these all bills inclusive en-suite rooms. Just minutes from The University of Bradford, Bradford College & Bradford City Centre, with great network links to both Bradford & Halifax, with all local amenities on your door step.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92+) A</b>		
<b>(81-91) B</b>		
<b>(69-80) C</b>	<b>78</b>	<b>79</b>
<b>(55-68) D</b>		
<b>(39-54) E</b>		
<b>(21-38) F</b>		
<b>(1-20) G</b> <i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 RL2428 Deposit: £200
Additional Information	Parking options: Driveway, On Street Garden details: Communal Garden, Enclosed Garden, Private Garden, Rear Garden

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.