




10A Edmund Street,
Bradford
£525 pcm

KLB Enterprises are pleased to offer this brand newly refurbished extra large double all bills inclusive room. Sharing the bathroom and kitchen with just 1 room. Must be viewed to truly appreciate.

- Blinds fitted throughout
- Close to local amenities
- Double Glazing
- Double Glazing and central heating
- Fitted Bathroom
- Fitted Kitchen
- Glass TV stand
- Good Location
- Heated towel rail in bathroom
- House Bathrooms
- Internet Included
- Newly decorated

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A		
(81-91) B		
(69-80) C	76	80
(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 RL2429 Deposit: £300 Holding Deposit: £121.15 Parking options: Off Street
Additional Information	Electricity supply: 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.