



Grove Terrace

, Bradford, BD7 1AU

Rental £425 pcm

1 bedroom House Share available 11 March 2024

11 Southbrook Terrace, West End, Bradford,
BD7 1AD
rentals@smartmovesgroup.com

[Opening Times](#)

Mon 09.00 - 17.00; Tues 09.00 - 17.00

- * Furnished
- * Bills Included
- * Double Bedroom
- * Double Glazed

Situation

Smartmoves are delighted to offer this NEWLY REFURBISHED property, benefiting from the highest quality of fixtures, fittings and furniture, all in a great location with great surrounding amenities. This stunning property contains 5 spacious and luxurious bedrooms, 2 top of the range bathrooms, a large kitchen-Complete with a new gas cooker, oven, fridge / freezer. Living room with 43 INCH LCD TV, perfect for relaxing and entertaining friends. The property also benefits from a dedicated utility room in the basement which includes a FREE to use washing machine and tumble dryer. ALL BILLS INCLUDED, INCLUDING COUNCIL TAX, Large flat screen TV, Weekly cleaner for communal areas, Super fast Wi-Fi Broadband connection Each Double room contains- Double Bed - Mattress - Wardrobe - Bedside Table - Chest Of Drawers - . This house would suit both students and working professionals alike Internal viewing highly recommended
Property Ref: inst-10426

- * Furnished
 - * Central Heating
 - * Ideal for Amenities
 - * Open Plan
- All measurements are approximate.

- * Water Included
- * Washing Machine
- * Television
- * Wifi Included

Further Information

The deposit required is £490

The bills included in the rent are Council Tax / Rates, Electricity, Gas and Water

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
21-27.5	B		
18-20.5	C		
14-17.5	D		
11-13.5	E		
7-10.5	F		
1-6.5	G		
Not energy efficient - higher running costs			
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
Creation Date: 11/03/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Smart Property Management Ltd, 2024. Smart Property Management Ltd Registered in England No. 05462675