



16 Cliffe Gardens, Shipley, West Yorkshire BD18 3DB

- Spacious two double bedroom first floor flat
- Convenient location close to amenities / transport links
- Double glazed / electric heating
- EPC rating D
- Well presented
- Viewing recommended - available immediately

£725 pcm



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DESCRIPTION

Offered to rent is this two bedroom first floor flat situated in this convenient locality close to Shipley centre. The property is well placed for an excellent range of amenities including shops and transport links and the adjacent Northcliffe Park.

Superbly presented and being available for immediate occupation, with a good range of fixtures and fittings.

The property briefly comprises: - Entrance hall with storage, spacious living room with bay window, fitted kitchen, two double bedrooms and bathroom with fitted three piece suite. Electric heating (no gas) and uPVC double glazing are installed.

Externally there are communal garden areas and on-site resident parking.

Please Note: As agents we are acting on an tenant find basis only with this to include referencing, collecting the first month and lodging the deposit with a suitable scheme. The landlord will be managing the rental and collecting the rent moving forward. The landlord has suggested he would like a initial 12 month tenancy.

EPC RATING - D

Council tax band - A

Deposit - £836.00 (equivalent to 5 weeks rent)

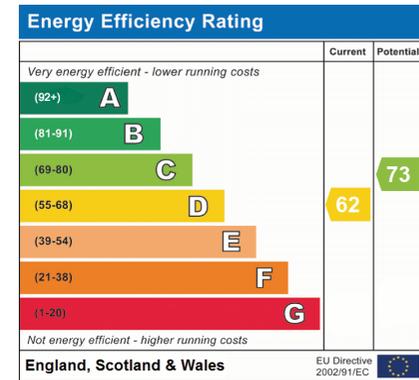
Viewing arrangements: -

Please call our office on 01274 533 322

Or email:- info@jjestates.co.uk



The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

**Do you have a property
to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

 01274 533322

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 info@jjestates.co.uk

Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00