



## 3 Higher School Street, Shipley, Saltaire. BD18 3LJ

- \* WELL PRESENTED TWO BEDROOM \* VILLAGE HOUSE \*
- \* GAS C.H. \* BATH WITH SHOWER \* FITTED KITCHEN \*
- \* DELIGHTFULLY PRESENTED \* NEW DECOR \*
- \* REAR YARD \*
- TO LET £850 p.c.m. Bond £900 Council Tax Bradford Band 'A'



#### PROPERTY DESCRIPTION

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Extremely WELL PRESENTED, TWO BEDROOM property located in a small cul-de-sac in the centre of the World Heritage Village of Saltaire.

EXCELLENT BATHROOM with separate shower cubicle and bath, MODERN KITCHEN, Gas C.H., enclosed rear YARD, Residents parking permit available (charge applies).



## ROOM DESCRIPTIONS

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### Ground Floor

#### **Entrance Hall**

with barrier entrance carpet, and radiator.

#### **Lounge**

with recessed fireplace, Gas "stove effect" fire, wood mantel, and radiator. Attractive arched "Saltaire pattern" window.

#### **Kitchen**

equipped with range of base and wall units, laminate worktops, with stainless steel sink and drainer. "Stoves" dual fuel cooker with stainless steel extractor hood above, plumbing for washing machine, also radiator.

#### **Cellar**

useful storage cellar wired for light and power.

### First Floor

#### **Staircase**

with wooden handrail to landing area, storage cupboard and window to rear elevation.

#### **Bedroom 1**

a double room, radiator.

#### **Bedroom 2**

a single room, radiator.

#### **Bathroom**

excellent bathroom incorporating large panelled bath, separate corner shower cubicle with mains powered shower, hand basin in vanity unit and low level w.c., large towel radiator, wood effect vinyl floor covering.

### Outside

#### **Yard**

enclosed yard to the rear of the property. Residents permit parking is available.





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