

TO LET

£1,350 pcm



8 Fern Hill Mount, Shipley, West Yorkshire. BD18 4SW

- Semi Detached - 3 Bedrooms plus Attic Room
- Lounge - Open Plan Dining Kitchen - Conservatory
- Recently Redecorated - Driveway & Gardens
- Bond/Deposit £1500



PROPERTY DESCRIPTION

Beautifully presented three bedroom semi detached with attic room, situated in a well regarded cul-de-sac off Moorhead Lane in Shipley. Ideally placed for amenities in Saltaire and Shipley including the bus and rail network, making the journey into Leeds only an approx. 15 minute train journey away.

Recently redecorated, the property benefits from gas central heating and UPVC double glazing (apart from one window).

Briefly comprises; entrance hall, lounge, spacious open plan dining kitchen and conservatory to the ground floor. Three bedrooms, bathroom and stairs upto the attic room to the first floor. Outside, there is a driveway to the front and enclosed rear garden.

Council tax band C. Bond/Deposit £1500

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 15 mbps, Superfast 74 mbps & Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Entrance door with feature window to the front. Laminate floor and radiator. Stairs to the first floor. Understairs cupboard housing the Baxi boiler.

Lounge

Double glazed bay window to the front, radiator and living flame gas fire having a wooden surround. Fitted cupboards, shelves and coved ceiling.

Kitchen/Diner

Range of light grey base and wall units having a complementary quartz work top over and inset sink. Central island providing extra storage. Laminate floor, feature radiator and double glazed window to the rear. Part glazed door to the side and utility cupboard housing washing machine. Fridge/freezer and dishwasher. Range style gas cooker. Bi-fold doors into the conservatory. Laminate floor.

Conservatory

Double glazed windows to 3 sides and double doors into the garden. Electric wall heater, downlighters and laminate floor.

First Floor

Landing

Double glazed window to the side, radiator and stairs to the attic room.

Bedroom 1

Double glazed window to the rear, radiator and coved ceiling.

Bedroom 2

Double glazed window to the front and radiator.

Bedroom 3

Double glazed window to the front, radiator and fitted coat rail.

Bathroom

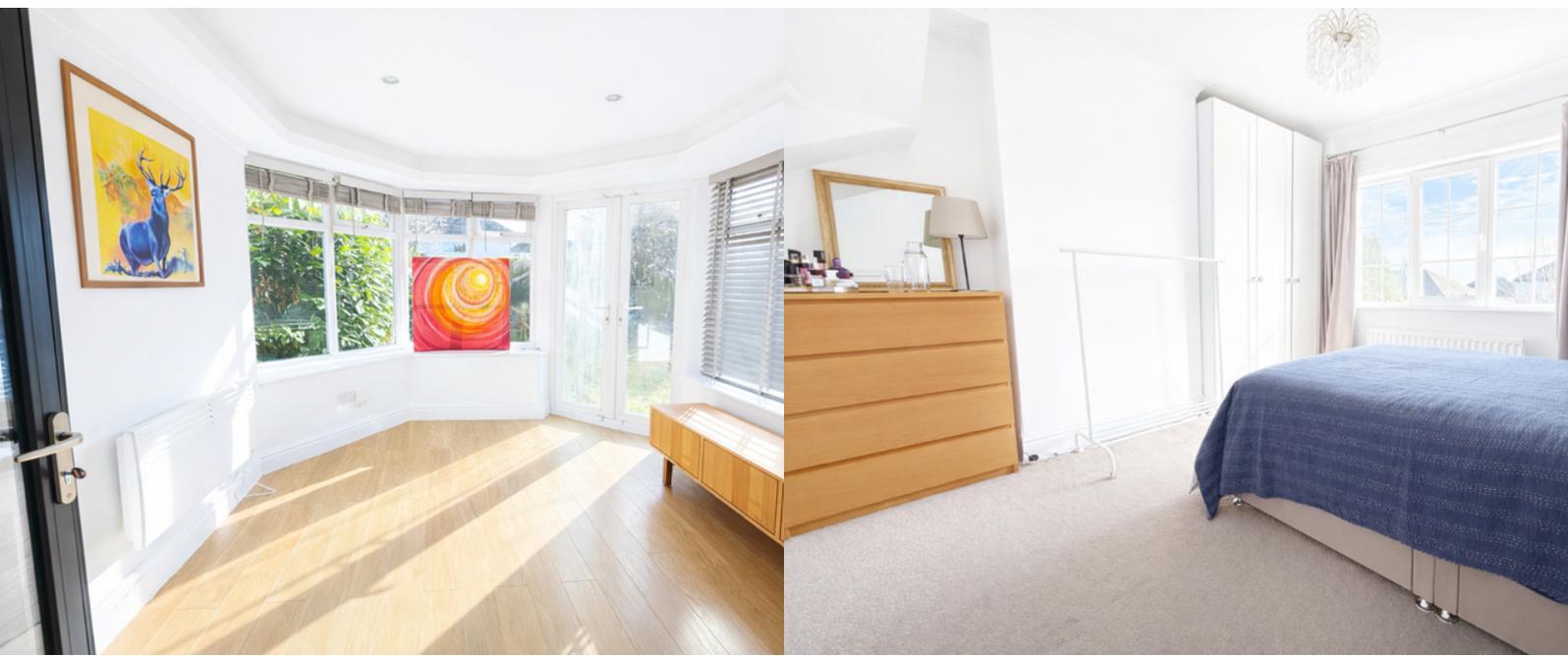
3 piece modern suite in white comprising of panelled bath having a mains shower over, vanity sink unit and low level w.c. Part tiled walls, chrome heated towel, down lighters and Xpeliar extractor fan.

Attic Room

2 Velux windows, radiator and under eaves storage.

Gardens

Tarmac driveway with shaled area. Tree and shrub border. Mainly laid to lawn rear garden having hedge and stone boundaries. Shed and security light.



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