

TO LET

£950 pcm



20 Melbourne Street, ShIPLEY, West Yorkshire. BD18 3JH

- Deceptively Spacious Through By Light Terrace - 2 Bedrooms plus Small Box Room
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Kitchen
- Study - Utility Room
- Garden to the Front



PROPERTY DESCRIPTION

Deceptively spacious stone built through by light terrace, situated on the edge of the World Heritage Site of Saltaire village. Ideally placed for amenities including the bus and rail network, making the commute into a Leeds only a 15 minute train journey away.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; lounge and study to the ground floor. Dining kitchen and utility room to the lower ground floor. Double bedroom and bathroom to the first floor. Double bedroom and small boxroom to the second. Outside, there is a garden to the front.

Council tax band B. Bond/Deposit £1095



ROOM DESCRIPTIONS

Lounge

Entrance door and double glazed window to the front. Radiator, television point and fitted shelves. Living flame gas fire having a wooden surround and tiled hearth.

Study

Double glazed window to the front and radiator.

Lower Ground Floor

Dining Kitchen

Double glazed window to the front, radiator and wooden floor. Range of cream base units having a wood effect work surface over. Ceramic sink with mixer tap. Built in dish washer. Electric oven and gas hob with extractor hood over.

Utility Room

Double glazed window to the rear and laminate floor. Plumbing for washing machine. Gas boiler. Base and wall units. Stainless steel sink unit with mixer tap.

First Floor

Double Bedroom 1

Double glazed window to the front, radiator and wooden floor. Built in wardrobe. Cast iron feature fireplace and tiled hearth. Fitted shelves.

Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Part tiled

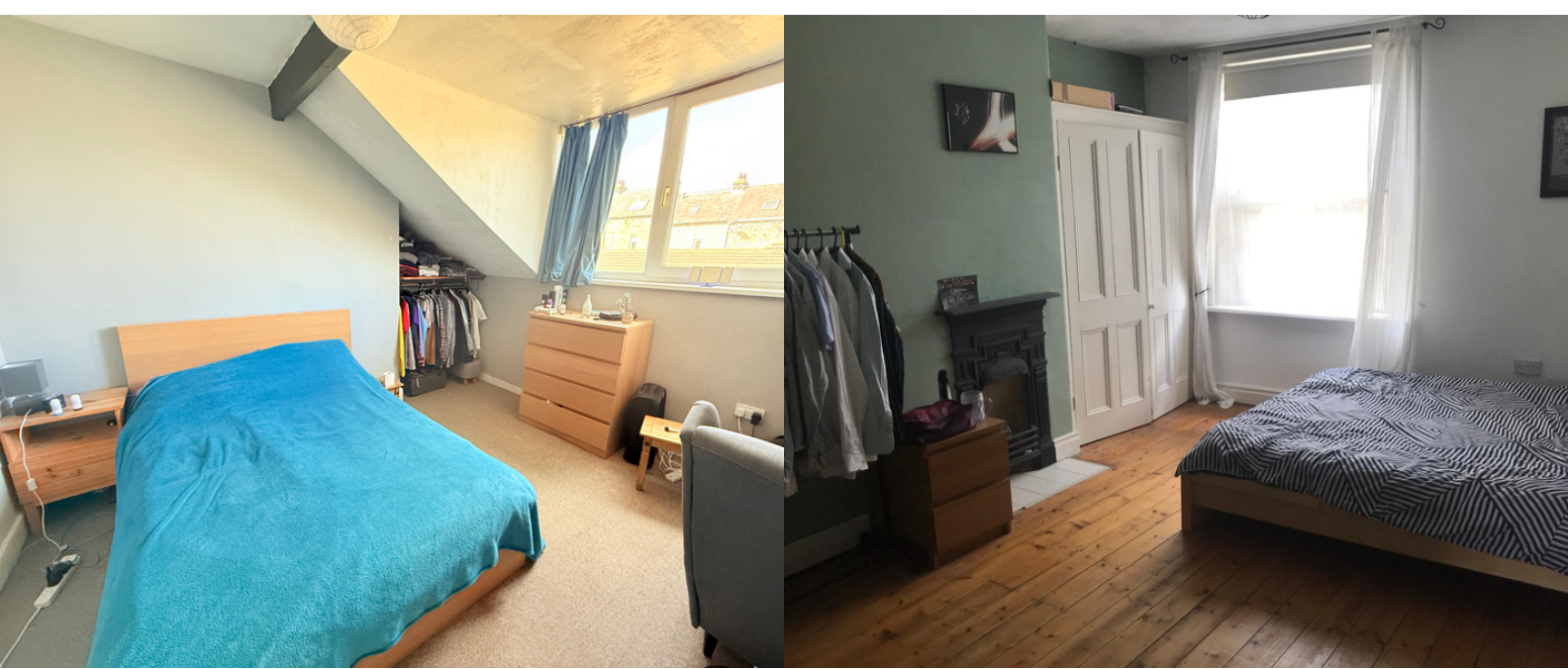
Second Floor

Double Bedroom 2

Double glazed dormer window to the front and radiator.

Box Room

Velux window.



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