



## 6 Rosebery Avenue, Shipley, West Yorkshire BD18 2JZ

- Stunning two bedroom terraced home
- Superb and convenient location close to Shipley Train Station
- Useful lower ground floor living space with patio doors leading to the garden
- Impressive fixtures and fittings throughout
- Ready for immediate occupation, subject to referencing
- Gas heating and double glazing
- New carpets and decor
- Garden space and on street parking

£850 pcm



## 6 Rosebery Avenue, Shipley, West Yorkshire BD18 2JZ

### DESCRIPTION

A superbly presented and recently refurbished two bedroom mid terrace property situated in this popular and accessible part of Shipley, close to Shipley railway station that provides direct links to Leeds, Bradford, Skipton & Ilkley.

Available to let immediately, the property includes a superb range of stylish fixtures and fittings, gas fired central heating system and uPVC double glazing. The accommodation in brief comprises: bright, airy and spacious living room, stunning contemporary shaker style kitchen including a comprehensive range of stylish units in a matt grey finish, coordinated working surfaces and a range of appliances. An exterior door leads to the enclosed low maintenance rear patio garden.

To the lower ground floor there is additional living space suitable for a variety of uses, the room has double opening uPVC doors that lead directly to the rear garden.

At first floor level there is a landing area, two good sized bedrooms and stylish house bathroom/wc which includes a fitted three piece suite in white comprising bath with shower over and glazed screen, matching vanity wash hand basin and low suite wc, feature lighting and attractive tiling.

Externally the property has a small garden frontage onto Rosebery Avenue and an enclosed paved rear garden - parking is available on street.

Room Dimensions :-

Living Room - 4.10m x 4.40m

Kitchen - 3.13m x 2.35m

Lower Ground Floor Room - 3.12m x 2.34m

Bedroom One - 4.07m x 3.63m max

Bedroom Two - 3.21m x 2.14m

Please Note: As agents we are acting on a full management basis.

EPC RATING - D/64.

Council tax band - A

Deposit - £980.00 (equivalent to 5 weeks rent)

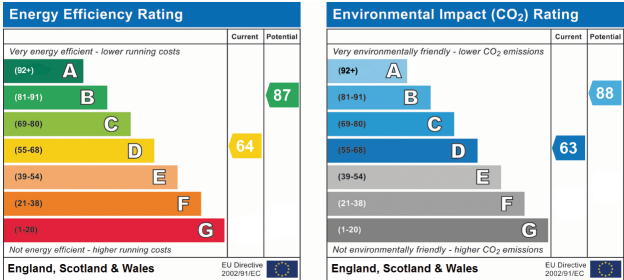
Viewing arrangements: -

Please call our office on 01274 533 322





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.

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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.

**Opening Hours**

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

☎ 01274 533322

🏠 67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

✉ info@jiestates.co.uk