

TO LET

£995 pcm



## 28 Park Street, Shipley, West Yorkshire. BD18 3LL

- Stone Built Mid Terrace - 4 Double Bedrooms
- Lounge - Dining Kitchen - Cellar
- Gas Central Heating - Double Glazing
- Enclosed Yard to Rear - Available Immediately
- Strictly No Pets - Bond/Deposit £1148.08





## PROPERTY DESCRIPTION

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Well presented and recently redecorated spacious stone built terrace. Ideally placed on the edge of Saltaire village, close to the bus and rail network.

Benefiting from gas central heating and double glazing. Briefly comprises; lounge and dining kitchen to the ground floor with access to large useful cellar. Two double bedrooms and modern bathroom to the first floor. Two further double bedrooms to the second floor. Outside, there is an enclosed yard to the rear.

Council tax band A. Bond/Deposit £1148.08. Strictly no pets. Available immediately.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 17 mbps, Superfast 68 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

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### Lounge

Entrance door and double glazed window to the front. Open grate feature fireplace having a tiled hearth and surround (Note this isn't a working fireplace and should not be used). Television point and internet connection point. Laminate floor.

### Dining Kitchen

Range of base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Vokera gas boiler. Electric oven, gas hob and extractor hood. Fitted cupboards, laminate floor and access to the cellar. Plumbing for washing machine. Double glazed window and door to the rear.

### Cellar

Electric meter and consumer unit. Gas meter. Two Belfast sinks and radiator.

### First Floor

#### Landing

Stairs to the second floor.

#### Bedroom 1

Double glazed window to the front and radiator. Television and internet connection points.

#### Bedroom 2

Double glazed window to the rear and radiator. Fitted wardrobes and shelves. Television and internet connection points.

### Bathroom

3 piece suite in white comprising of panelled bath having a mixer shower over, pedestal wash hand basin and low level w.c. Radiator, part tiled walls and tiled floor. Extractor fan. Double glazed window to the rear.

### Second Floor

#### Bedroom 3

Velux window having a fitted blind. Radiator and built in wardrobe. Television and internet connection points.

#### Bedroom 4

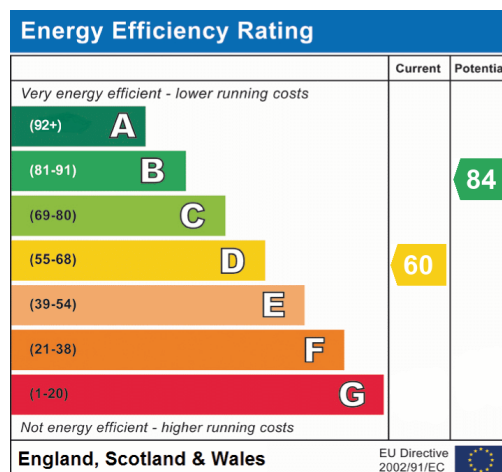
Velux window with fitted blind and radiator. Television and internet connection points.

### Outside

#### Yard

Enclosed paved yard to the rear with gated access.





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