



Room 4, 1 Park Grove, Shipley, West Yorkshire, BD18 4DR £560

We are delighted to offer a ROOM TO LET in this beautiful, large Victorian house, located in a cul-de-sac, very close to both Saltaire and Shipley train stations.

A very well presented double, en-suite, 1st floor room is available within a shared house in Saltaire. This neutrally decorated and carpeted room is very spacious, with pleasant furnishings. With a large window, a lot of natural light streams into the room. Included in the room; Double bed, Bedside table, large double wardrobe, large ensuite bathroom.

Single occupancy
ALL BILLS INCLUDED IN RENT



- * Period house is located in the beautiful Saltaire village
- * Amenities right on your doorstep - banks, bars, bakery, cafes, medical practice & pharmacy, Salts Mill Diner and local shops
- * TV aerial in every room
- * Superfast BT fibre WiFi included
- * Easy access to Saltaire and Shipley train stations, means 15mins to Bradford city centre and only 20mins to Leeds city centre
- * Fortnightly cleaner for communal areas and a regular gardener are included in your rent
- * Free parking

There are 2 house kitchens, the main one equipped with new cooker and gas hob, a fridge freezer, a Whirlpool washing machine and microwave. We also provide pots, pans, a wok, microwave, knife block, kettle, toaster, plates, cups, knifes, forks and spoons - all included in the price.

All bills - council tax, water, gas, electricity and fibre optic Broadband are included in the rent, there are no hidden costs - the monthly rental figure is all you'll pay.

Call now, 01274 588158 for further information, or to arrange a viewing.

If you are in full-time professional employment, are clean, tidy, responsible and are serious about living in a high quality house with like minded housemates, then do get in contact. No DSS, unemployed, LHA or students, sorry.

Act fast, this is the last remaining room available in the house!

Please note, you need to have held a full-time job for over 3 months in order to qualify for a tenancy in this quality house.

The landlord, as a professional landlord, is registered with the National Landlords Association as well as directly with Bradford Council.

ALL BILLS INCLUDED

We are offering this amazing, professional, high spec property to you. The house is situated in the area of Saltaire which is close to all local amenities such as restaurants, bars, and gyms. It is only a few minutes walk to Saltaire train station and also close to Shipley station, so no need to worry about parking, though free parking is provided on the street if you do need it.

The house has everything you would want from your own property. Your kitchen is new and gives you your very own

private space to store your food. We provide you with your own crockery and cooking utensils to make your move much easier.

This large (4m x 4m / 16m2) en-suite bedroom is just awesome - it has a high quality orthopedic mattress and has just been newly decorated to a very high standard and newly carpeted. The room benefits from a large window with lots of natural light and new black out curtains, ensuring you get a great nights sleep. It also has nice little details such as a full length mirror, a great walk-in storage area, a large vintage wardrobe and BT Infinity super fast fibre broadband.

The housemates are great - for example we have Ben who's a chef in an incredible pub and Angela who's an Office Manager.

Bills? Don't worry we have that covered too, your monthly rent covers everything so all you need to do is budget for the one payment.

This is a beautiful, large Victorian house, located in a quiet cul-de-sac.

REMEMBER - ALL BILLS ARE INCLUDED IN YOUR RENT

- * Amenities right on your doorstep - both train stations, banks, bars, bakery, cafes, medical practice & pharmacy, Salts Mill Diner and local shops
- * Digital TV aerial in every room
- * BT Fibre broadband included
- * Central heating and double glazing throughout the house
- * Easy access to Saltaire and Shipley train stations, means 15mins to Bradford city centre and only 20mins to Leeds city centre
- * 2 house kitchens, the main one equipped with cooker and gas hob, a fridge freezer, a Whirlpool washing machine and microwave
- * Fortnightly cleaner for communal areas, a regular gardener and window cleaner are all included in your rent
- * Equipped with hard wired smoke alarms, emergency lighting, with fire doors on all rooms
- * Free parking
- * Accredited landlord of 10 years

Call/message now for further information, or to arrange a viewing.

Looking for a clean, tidy, working and responsible individual to move in soon.

Act fast, this is the last remaining room available in the house and it won't be around for long!