



### 35 Fairbank, Shipley, West Yorkshire, BD18 2EW £750 Per Calendar Month

HAMILTON BOWER are pleased to offer TO LET this sizeable three-bedroom mid-terrace property situated in a popular residential location with schools, transport links and amenities close-by. Ready for immediate move-in, with three good-sized bedrooms, we expect this property to be popular with families looking to settle in the area.

Briefly internally comprising: Kitchen with open-plan living area, cellar, master bedroom, bathroom, two second floor bedrooms. Externally there is a paved yard to the front, and an enclosed garden with raised lawn area to the rear. The property benefits from gas central heating and double glazing throughout.

To view please contact Hamilton Bower today !



## External



Front elevation of property with paved garden to front.

## Kitchen / Living



Open-plan kitchen with matching wall and base units, contrasting worktops, sink with drainer and hob with oven and integrated microwave.

The room has a living area to accommodate a good-sized suite.

## Cellar



Cellar with access to rear garden, can be utilised as an office or extra living space if preferable.

The room is equipped with central heating and a cellar window.

## Master Bedroom



Spacious master bedroom with fitted wardrobes.

## Bathroom



Bathroom with matching white three-piece suite - bath with overhead shower, wc & wash basin.

## Bedroom



First floor double bedroom with draws provided and skylight window.

## Bedroom



Third bedroom with skylight window.

## Garden



Enclosed garden to the rear of the property, with raised lawn area and patio area to side.

EPC RATING - E

COUNCIL TAX BAND - A

