

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Thomas Street West,**

**£525 PCM**





Peter David are pleased to bring this one bedroom part furnished terrace to the rental market. The property has been recently renovated to a good standard and will make an ideal home for a couple or single professional. Our client will consider housing benefit applicants who have a guarantor and can pay the deposit and first month rent in advance.

With gas central heating, PVCu double glazing, solid wood light oak flooring and a new kitchen and bathroom, the property is now ready for a new occupant. The accommodation comprises on the ground floor of an open plan living kitchen with a fitted oven and hob, there is space for a tall fridge freezer and washing machine. An attractive staircase leads to the large double bedroom upstairs and a modern fully tiled shower room with a mixer shower.

The property is located at the top of Savile Park, an area very popular with runners, walkers and other recreational activities. There are shops nearby and a regular bus services passes by. Commuting is easy via the M62 network to both Leeds and Manchester. Please direct any enquiry you may have to our lettings team.

- 1 BEDROOM TERRACE
- FURNISHED
- BEAUTIFULLY PRESENTED
- IDEAL FOR A SINGLE PERSON OR COUPLE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- EPC RATING D
- WOOD FLOORING
- GREAT LOCATION



## Road Map



## Hybrid Map



## Terrain Map

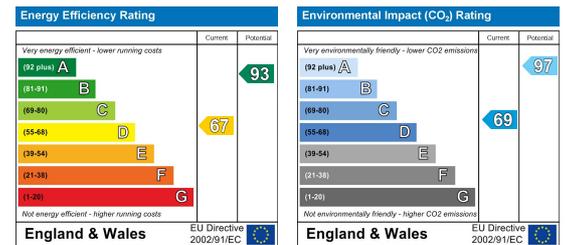


## Floor Plan

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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