

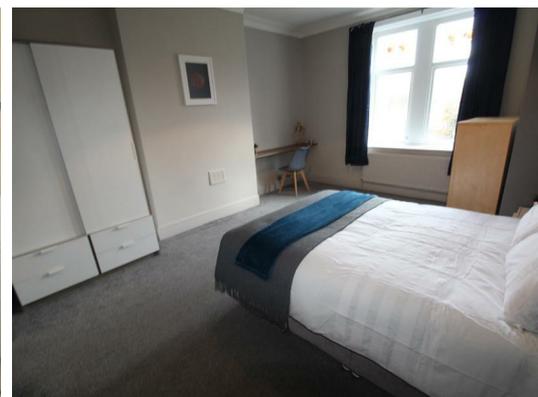
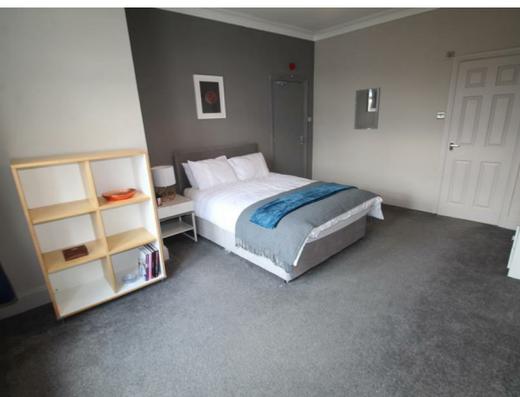


Room 3 1 Park Grove, Saltaire, Shipley, West Yorkshire, BD18 4DR £460

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, ground 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.

Single occupancy
ALL BILLS INCLUDED IN RENT



We know you have many rooms to choose from, here's why we shine above everyone else.....

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.

Your en-suite bedroom is just awesome - it has a brand new high quality 'Gold Orthopedic' mattress, a new luxurious deep pile carpet and has just been decorated to a very high standard. The room benefits from a large bay window with lots of natural light and black out curtains, ensuring you get a great nights sleep. It also has nice little details such as USB bedside plug sockets for convenient modern living and super fast fibre broadband.

The housemates are great - for example we have Ben who's a chef in an incredible pub, John who's a Service Manager 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

- * TV aerial in every room
- * 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 9 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!

Zero Fees: To complete tenant referencing and to produce the legally required documentation, the usual admin and application fee of £180 is completely waived - £0! Also, no renewal or check out fees apply.

