



## Double Room - 12 Hilltop Avenue,

- Immaculately Presented House Share
- All Bills Included
- Must be seen

PRICE  
£425

23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk

SIMON & CO.  
ESTATE AGENTS

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£425

**\*\*IN PERSON AND VIDEO VIEWS AVAILABLE \*\*** ROOM TO LET within this IMMACULATE home. ALL BILLS INCLUDED HOME AND GARDEN SEEKING A SUITABLE LODGER WITH HIGH STANDARDS OF CLEANLINESS AND ORDER TO ENJOY THE BENEFIT OF THIS LOVELY PROPERTY. Owner occupied house share has a preference for Female sharers. Gas central heated and upvc double glazed with communal areas including Lounge/sitting room, modern re-fitted kitchen with appliances and re-fitted bathroom shower. Own Double private bedroom (3.7m x 2.45m) which is also fully furnished, outlook over rear garden and controlled heating.



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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