



**37 Cliffe Gardens, Shipley, Yorkshire, BD18 3DB**  
**£425 Per Calendar Month**

HAMILTON BOWER are pleased to offer TO LET this ground floor 1 bedroom flat located close to the popular residential area of Shipley with its wide range of amenities and transport links easily accessible. The residence offers spacious room sizes, double glazing and off street parking. The flat forms part of a quiet development near Northcliffe Park, ideal for a range of prospective tenants.



## **External**

Communal gardens to front.

## **Entrance Hall**

Intercom system for entry, storage cupboards.

## **Living Room**

Overlooking the surrounding gardens, with fireplace and access through to kitchen.

## **Kitchen**

Matching wall and base units, sink with drainer, hob with oven and grill.

## **Bedroom**

Double room with space for wardrobes and dressing.

## **Bathroom**

Three-piece suite - bath with overhead shower, wc & basin.

