



## Room 3, 37 Greenfield Avenue, Shipley, West Yorkshire, BD18 2HW £480 Per Month

\* Newly refurbished\*

\* All bills inc\*

\* Ultra Fast 350Mb Broadband\*

\* Close to train station \*



## OVERVIEW

We are offering this amazing, professional, high spec property to you. The house is situated in Shipley which is very close to various local amenities. It is 11mins walk to Frizinghall train station, 20mins to Shipley station, so no need to worry about parking, though free parking is provided on the street if you need it.

The house has everything you would want from your own property. Your kitchen is new and gives you your own private space to store your food. We provide you with all your own crockery and cooking utensils to make your move much easier. Included for your convenience are a new cooker, large fridge freezer, microwave, a washing machine and tumble dryer - all you could need!

The large room is newly refurbished to a very high standard. The double bed is complete with pocket sprung, high quality luxury mattress. Black out curtains ensure you get a great nights sleep with a very large window for lots of natural day light.

With a chest of drawers and a large built in wardrobe with additional enclosed storage, there's plenty of room to put all your things. The room is also complete with nice little details such as a laptop/home working desk and chair, USB bedside plug sockets for convenient modern living, as well as contemporary pendant light fittings.

WiFi is the ULTRA Fast 350Mb Vivid Virgin broadband. It really doesnt get much faster! If you stream boxsets, love movies and 4k, or just sometimes need to work from home with a rock solid connection - we have you covered.

Next to the the kitchen diner, we have a large screen TV in the communal snug area. Perfect for relaxing after a busy day at work.

There are 2 large house bathrooms, fully tiled and beautifully finished. Between the bathrooms we have two showers and a full sized bath.

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.

- \* Amenities right on your doorstep - both train stations, convenience stores, takeaways and various local shops.
- \* Digital TV aerial in every room
- \* Ultra fast 350Mb Fibre broadband included
- \* New gas central heating boiler and double glazing throughout the house
- \* Easy access to Shipley and Frizinghall train stations, means a 6min journey to Bradford city centre and only 20mins to Leeds city centre
- \* The brand new modern kitchen is complete with cooker and hob, a fridge freezer, a washing machine and microwave
- \* Tumble dryer
- \* Fortnightly cleaner for all communal areas
- \* Equipped with hard wired smoke alarms, emergency lighting, with fire doors on all rooms
- \* Free parking
- \* Accredited landlord of 13 years

Call/message now for further information, or to arrange a viewing and remember, no deposit required with this amazing home!

This is the last room in the house - DONT MISS OUT!  
Looking for a clean, tidy, working and responsible individual to move in soon.

