



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A MUCH IMPROVED 3 BEDROOMED SEMI- DETACHED FAMILY HOME WITH A LARGE LAWNED GARDEN, A GARAGE & DRIVEWAY PARKING SITUATED IN THE SOUGHT-AFTER VILLAGE OF GARGRAVE



**31 NEVILLE ROAD
GARGRAVE**

TO THE GROUND FLOOR

Sliding glazed doors to a shallow **PORCH** with inner door to:

HALL: 11'9" x 5'10" with high quality flooring, staircase to the first floor and utility area/store under including washer plumbing.

RENT: £1300 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



KITCHEN: 16'10" x 10'4" with matching flooring, recently upgraded wall and base units, quartz worktops, stainless steel sink unit & drainer, oven & 4 ring electric hob, enclosure for microwave, integrated dishwasher, large island with breakfast bar and open plan layout to:

LIVING ROOM: 13'5" x 10'9" with matching flooring and bi-fold doors to the garden.



TO THE FIRST FLOOR

LANDING: with window to the front.

BEDROOM 1: 12'6" x 11'0" with windows on 2 sides and views over the rear garden.

BEDROOM 2: 9'10" x 11'0" (max) with view over the rear garden.

BEDROOM 3: 9'9" x 6'10" with cupboard over the stairs.

BATHROOM: 6'5" x 5'11" with modern 3 piece suite comprising L-shaped bath with shower over, low suite w.c, wash hand basin with drawers under, tiled walls, high quality flooring, ladder radiator and window with frosted glass.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE OUTSIDE

There is a small lawn to the front and a double width block paved driveway to the front giving access to a single **GARAGE**: 17'10" x 10'2" with up-and-over door, power & light and side door.

There is a large lawned garden to the rear and a flagged patio, the whole enjoying a favourable south facing aspect enclosed by panelled fencing.



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SERVICES: Mains water, drainage, gas and electricity are connected to the property.

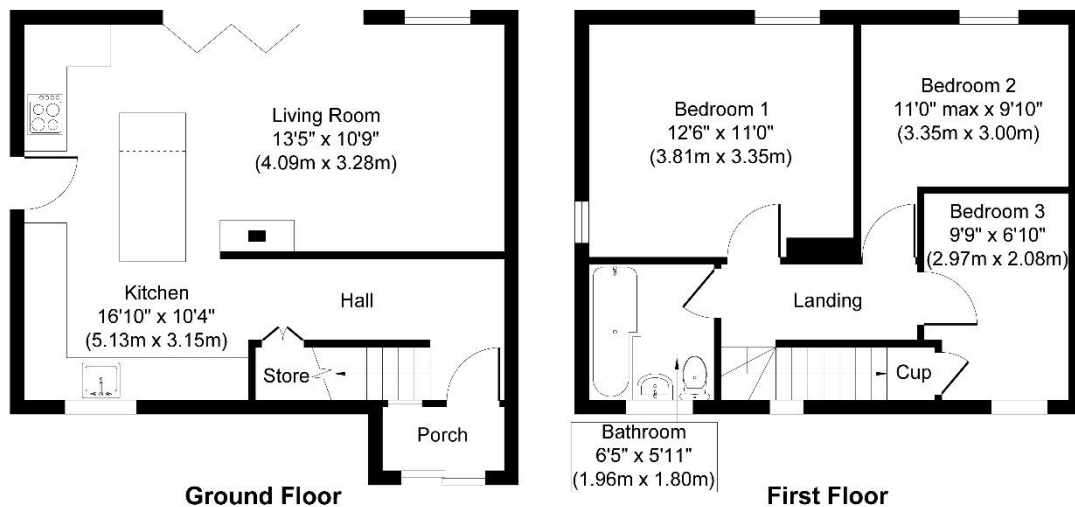
COUNCIL TAX BAND: Band C.

POST CODE: BD23 3RE

VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

PRICE: £1300 per month

VISIT OUR WEBSITE: www.wilman-wilman.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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