

Because life is

Petty
Real™

For
Sale



18 Keighley Road
Laneshawbridge BB8 7HU

£725 PCM



Key Features:

- Deceptively spacious terrace property
- Lounge with stone fireplace & conservatory
- No smokers, pets considered
- Good sized kitchen with appliances
- Three bedrooms
- Unfortunately no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance
- Three piece bathroom suite in white & en-suite
- Utility room & toilet to the lower ground floor
- Covered patio & two parking spaces
- Meticulously maintained with neutral décor

Tenure:

EPC Rating: E

Council Tax Band: A



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Main Description:

Superbly appointed and deceptively spacious terrace property located in the much sought after village of Laneshawbridge and has stunning views of the country side to the rear. This terraced property is arranged over four storeys and comprises of on the ground floor; vestibule leading in to a good sized kitchen with a range of matching wall and base units in cream with added features of a wine cooler, Belfast sink, integrated fridge freezer, dishwasher, double oven and a five ringed hob; lounge with stone fire place and gas fire for ornamental purposes only; conservatory, with glass roof, leading onto a decked area with panoramic views over the country side. On the first floor there are two bedrooms, the master having fitted wardrobes, and a fully tiled three piece bathroom suite in white with range shower and a tiled floor. Ascending a staircase to the second floor is the third bedroom which is all open plan with fitted wardrobes and en-suite and Velux window. Lower ground floor consists of good sized utility room plumbed for washing machine, Belfast sink and separate toilet; and access to covered patio and two car parking spaces. It is further complemented by the modern day comforts of gas central heating and double glazing and has been meticulously maintained with neutral décor and carpets throughout. An internal inspection is highly recommended to appreciate what this flexible living accommodation has to offer.

NO SMOKERS, PETS CONSIDERED

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One week's holding deposit required other fees apply. Details on request.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property