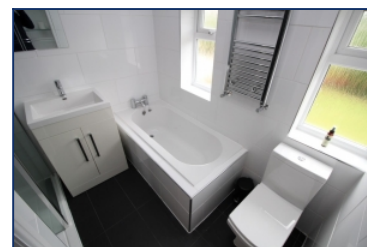


## Ribbledale Road, Mossley Hill, L18



## To Let - £950 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D66
- Well Presented Accommodation
- Landlord Permits Re-decorating
- Modern Kitchen & Luxury Bathroom
- Off Street Car Parking
- Large Back Garden with Lawn & Patio Area
- Sought After South Liverpool Location
- Surrounded by Quality Schools
- Minutes from Rose Lane & Allerton Road
- Excellent Transport Links
- Available for Long Term

### Move-in Costs

- Security Deposit: £1,096.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £219.23. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

A WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY BENEFITING FROM OFF STREET CAR PARKING AND A LARGE BACK GARDEN WITH LAWN AND PATIO AREA

Situated in Mossley Hill, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road and Greenbank Park. Neighbouring suburbs encompass Calderstones Park and Sefton Park, the latter of which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Mossley Hill is also home to many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent rail and bus links to Liverpool city centre.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £28,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted



The accommodation briefly comprises of; entrance hallway, front living room, back dining room, modern fitted kitchen and a good size back garden with lawn and patio area. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

The property also benefits from double glazing, gas central heating, off street car parking and many original period features.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Additional Images



Garden



Kitchen



Kitchen



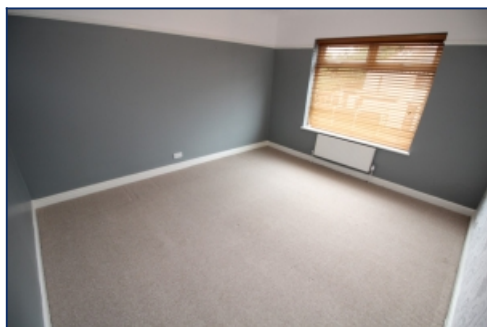
Back Dining Room



Back Dining Room



Hallway



Master Bedroom



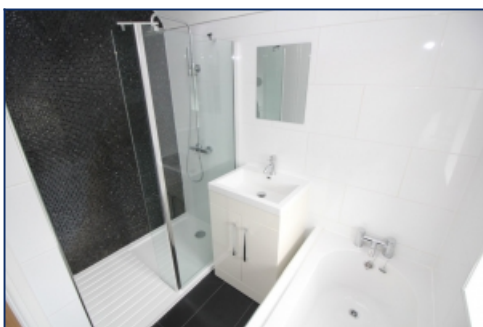
Bedroom 2



Bedroom 3



Bathroom



Bathroom



Front Elevation



Garden



Patio

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.