

## Heydale Road, Mossley Hill, L18



To Let - £1,400 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Available for Long Term
- Available Immediately
- Large Sunny Garden - South Facing
- Beautiful Three Bedroom Family Home in Highly Sought After Area of L18
- Excellent Location - 2 Minute Drive to Penny Lane and 5 Minute Drive to Both Allerton and Aigburth Road
- Driveway & Garage Parking
- Spacious Bathroom with Bath and Enclosed Shower
- Large, Bright and Spacious Rooms
- Excellent Transport Links - Close to West Allerton and Mossley Hillstation
- Close to Excellent Schools & Amenities

### Move-in Costs

- Security Deposit: £1,615.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £323.08. 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

Introducing a captivating family home in the heart of the highly sought-after L18 neighborhood, brought to you by Atlas Estate Agents. This charming semi-detached house, located on Heydale Road, offers a perfect blend of comfort, convenience, and style.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 83 square metres / 893 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, 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: 12 months
- Minimum Annual Household Income: £42,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

As you step into this beautiful property, you'll be greeted by an inviting kitchen, perfect for whipping up culinary delights. The spacious two reception rooms provide an abundance of natural light and open up various possibilities for your living and dining needs.

This delightful home features three well-appointed bedrooms, ensuring ample space for your family to rest and rejuvenate. The accommodation is thoughtfully arranged over two floors, offering a sense of privacy and tranquility.

The bathroom is a true oasis with a luxurious bathtub and an enclosed shower, providing you with the ultimate relaxation experience.

Unfurnished and available for a long-term lease, this residence is ready for you to make it your own. It's also available for immediate occupancy, so you can start creating memories right away.

The large, south-facing garden is a sunny haven, perfect for outdoor activities, gardening, or simply basking in the warmth of the sun.

Your convenience is guaranteed with a driveway and garage for your vehicles, ensuring secure parking.

This property boasts large, bright, and spacious rooms, creating a comfortable and welcoming atmosphere.

Located just a 2-minute drive from Penny Lane and a 5-minute drive from both Allerton and Aigburth Road, you'll be in the midst of the action, with a plethora of dining, shopping, and entertainment options at your doorstep.

For those who rely on public transport, the excellent transport links, including the proximity to West Allerton and Mossley Hill Stations, make commuting a breeze.

Families will appreciate the proximity to excellent schools, and all essential amenities are just a stone's throw away.

Don't miss the opportunity to make this beautiful three-bedroom family home in L18 your own. Contact Atlas Estate Agents today to arrange a viewing and experience the charm and convenience of Heydale Road living.

## Additional Images







## Floor Plans



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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.