





## Gildabrook Road

, Salford, M30 0DX

# Rental £695 pcm

1 bedroom Studio available Now

SnugPads, St. James House 5th Floor, Pendleton Way, M6  $5\mathrm{FW}$ 

info@snugpads.com

01613272627

**Opening Times** 

Mon 09.00 - 17.00; Tues 09.00 - 17.00 Wed 09.00 - 17.00; Thurs 09.00 - 17.00 Fri 09.00 - 17.00; Sat Closed; Sun Closed

## Snugpads www.snugpads.com

- \* Furnished
- \* All Bills included, with Wi-Fi and regular cleaner
- \* 24/7 Maintenance Reporting System
- Description

Fully furnished bedsit professionals and mature students in Salford. Consist of own private bedroom/living and kitchen area, with access to shared bathroom (shared with one other bedsit on same floor), laundry. Furniture includes and double bed. wardrobe. draws. shelves, desk and chair. Kitchen area has sink, worktop, storage cupboards, fridge, freezer, hob, oven and microwave. The property is within walking distance to Salford Royal Hospital, on main bus route to city centre, tram to Salford Quays, Media City, local shops, with a Sainsbury local next door. Free limited off road parking available. More Details; Price: £695pcm All bills are included, except electricity for the bedsit, which is supplied via your own prepaid meter. Unlimited fibre internet is provided. Holding Deposit: £200 Tenancy Dates: ASAP - ideal term 12 months, may consider min of 6 months for extra £30pcm. Sorry not suitable for children, couples, pets. Property Advert Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending users should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate and any images shown are copyright.

Accommodation

- \* Bedsit with private kitchen, shared bathroom
- \* Simple Online Tenancy Application
- \* Close to Salford Royal Hospital

All measurements are approximate.

- \* 2 bathrooms
- \* Short Walk to Salford Royal Hospital
- \* Close to Media City

#### **Further Information**

The deposit required is £200

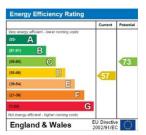
The bills included in the rent are Council Tax / Rates, Telephone and Water

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means

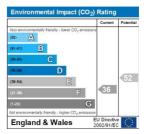
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### **Energy Performance Certificates**

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on Creation Date: 08/11/2025

Property Ref: inst-229