

650 1500ft2

Location **Kansas**
<https://www.genclassifieds.com/x-590988-z>

NOTE: If you're reading this ad, the room is still available

Great opportunity for a college/grad student or professional on a budget. If you enjoy your privacy and want to live in a "home-away-from-home" setting, and prefer a quite environment ... this would be a good fit. Will be available on Saturday, August 8, 2015.

DESCRIPTION AND LOCATION:

Spacious bedroom available in a 2 bedroom/1.5 bath bungalow style house, located in the most sought after (Westwood Park) neighborhood in Kansas City - off of Ward Parkway. Nestled in a lovely, quite, secure residential neighborhood - walking distance to The Plaza.

Near Westport, Waldo, Brookside, Midtown, P&L, Crossroads, 15 minutes to downtown and City Market. Less than 2 miles from UMKC, KUMed, and Rockhurst University. Near St Luke's Hospital, all museums, Art Institute, bike trail, and beautiful historic Loose Park, etc.

MONTHLY RENT: \$650 includes all utilities (gas, electric, water, Google Fiber (Internet & Wifi). PLEASE NOTE: Rent amount is negotiable if willing to do lawn work.

Amenities:

Enjoy a private, Zen-like backyard, patio & grill

Use of washer & dryer

Central Air Conditioning System

Secure & fenced parking area on the house

1 story house, located in a pristine and safe neighborhood

No second floor storage space in the

Laundry in basement

*House is completely remodeled with gourmet kitchen, high-end bathroom, laundry appliances and fixtures.

*Private, fenced landscaped backyard with patio area.

*Hardwood floors throughout - ceramic tile in bathroom.



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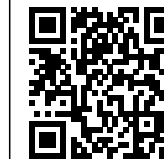
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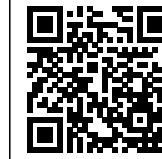
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Room

- * Room size: 12' x 14'
- * Ceiling fan in room
- * Available semi-furnished (excludes bed) or unfurnished if you prefer to bring your own bedroom set.
- * Lots of natural light (3 brand new Marvin windows) with shades and bamboo blinds for privacy.

A little about me:

- * I'm a professional female in my 40's, extremely easy going; laid-back, non-smoker and private.
- * I'm willing to share my home with the right person to supplement my income.
- * I have small dogs who keep to themselves and will not have access to the room.

Additional Information:

Looking for male or female; ONLY one person - couple need not apply.

Prefer a 6 month lease; however, will consider a 3-4 month lease.

\$400 refundable security deposit.

Must pass a background check and have no DUI's or criminal record.

Non-smoker, easy going, respectful, considerate and tidy.

Sorry, no additional pets allowed.

Please text/call with any additional questions.

If you must email, PLEASE INCLUDE YOUR CONTACT NUMBER IN SUBJECT LINE (to filter spam);
OTHERWISE I WILL NOT RESPOND TO THE EMAIL.

Thanks & good luck on your!