



Chapel Street, Holywell Green, HX4 9AY
Per Month £800 Per Month

E&H Edkins Holmes
ESTATE AGENTS

A deceptively spacious, three bedroom, mid terrace positioned in the popular location of Holywell Green which has easy motorway access and is in close proximity of Ofsted Rated 'good' local schools. Presented to a good standard throughout with a modern kitchen and bathroom along with gas central heating. The property comprises of: lounge and dining kitchen to the ground floor, two bedrooms and a house bathroom to the first floor along with a large third attic bedroom. There is an enclosed yard to the rear.



Lounge 14'11" x 14'10" (4.561 x 4.533)
With gas fire set on marble hearth and wooden surround, single glazed window to the front elevation. Wooden front door. Radiator.

Kitchen 14'9" x 8'0" (4.520 x 2.455)
With modern fitted wall and base units. Stainless steel sink single bowl sink. Half tiled. Gas and electric cooker point. Plumbing for washing machine and dishwasher. Central heating boiler fitted 2012. Radiator. Door to basement and small keeping cellar. Single glazed window to the rear elevation and single glazed door.
Stairs to first floor

Landing

Bedroom One 13'8" x 12'0" (4.166 x 3.673)
With modern Sharps fitted wardrobes, single glazed window to front and central heating radiator.

Bedroom Two 11'3" x 7'2" (3.443 x 2.199)
Single glazed window to rear and central heating radiator.

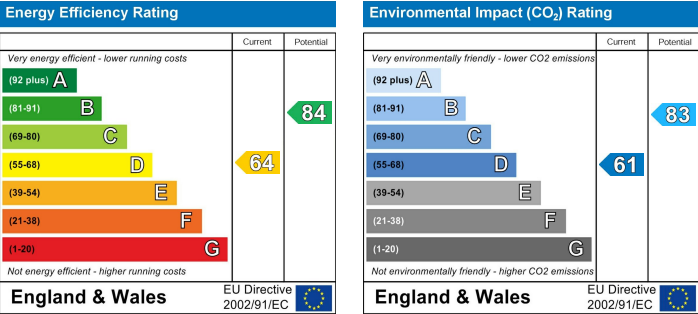
Bathroom
With modern white suite comprising wash basin, low flush w.c and bath with mixer tap, shower over bath and glass shower screen, fully tiled walls and floor. Towel radiator. Single glazed window to rear and central heating radiator. Ceiling spot lights.

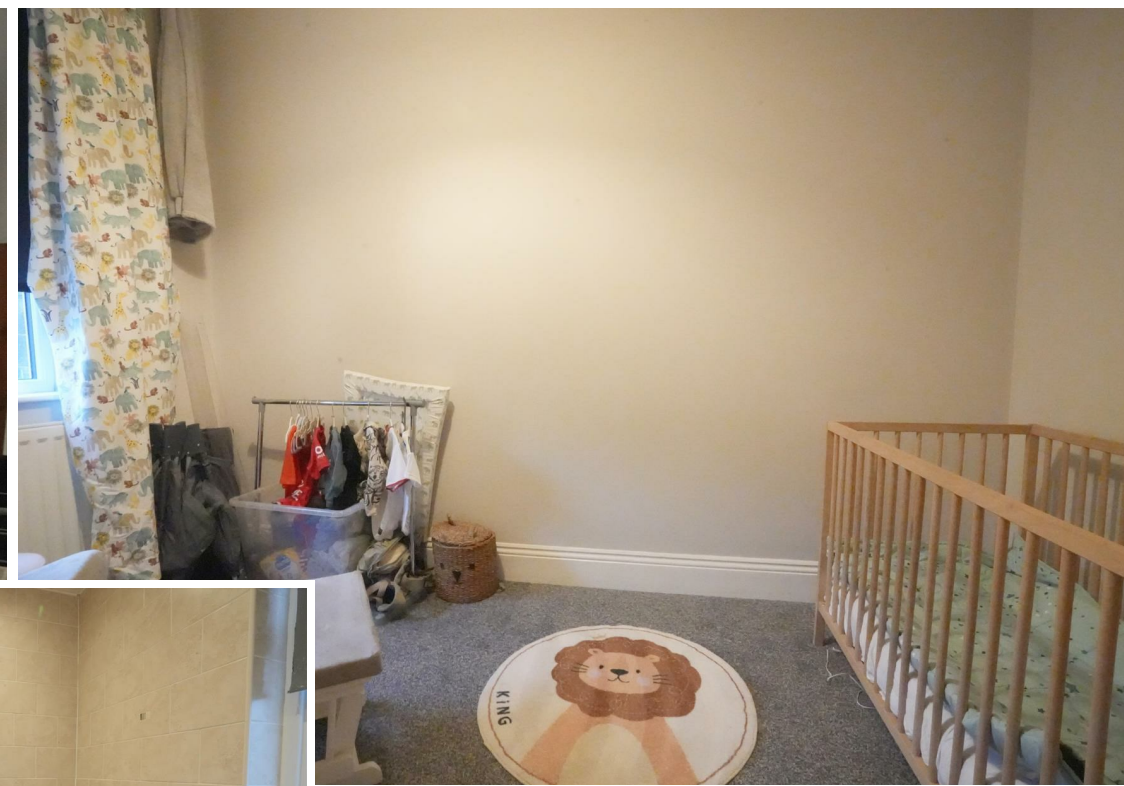
Attic Bedroom 17'3" x 14'10" (5.270 x 4.541)
With Velux roof window and under-eaves storage to both sides.

Outside
Enclosed yard to rear.

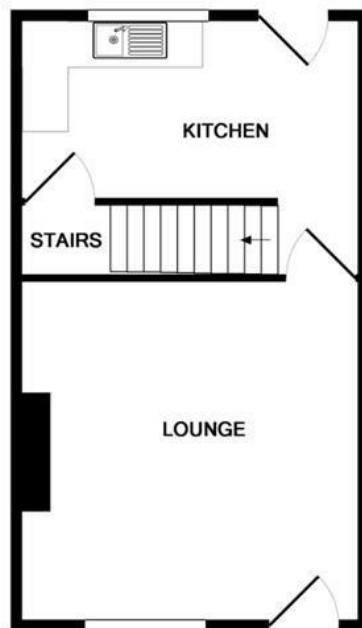
Lettings Disclaimer
REFERENCING: £130.00 (single applicant) £200.00 (joint application) GUARANTOR FEE: £50.00 RENT: £525 pcm DEPOSIT: £625 As part of our application process, fees will become due for referencing, tenancy administration and an inventory check, these will be charged in addition to the Rent and Deposit that will be

payable before the tenancy starts. Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. The referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

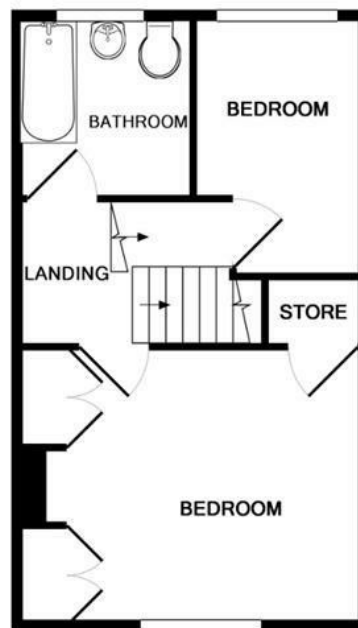




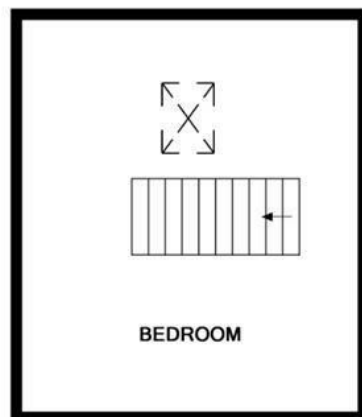




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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