

williamslettings



6 Chapel Place, Denbigh, LL16 3TU

£800 Per Month

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EPC - D61 Council Tax Band - C Deposit - £800 Per Month

Chapel Place, Denbigh

2 Bedrooms - House - Terraced

Spacious end terraced house within walking distance to the town's amenities. The accommodation offers a living room, modern kitchen and dining room. To the first floor are two bedrooms and bathroom. Added benefits of uPVC double glazing and gas central heating. Yard to the rear.

To be considered for this property you would need an annual income of £24,000

Accommodation

uPVC door with decorative light leads into

Living Room

10'9" x 14'9" into alcoves

With laminate floor, bay window to the front elevation with window seat, feature stone exposed fireplace with log burner, T.V aerial, power points, electric meter cupboard, incorporating the consumer unit.

Inner Hall

3'5" x 3'7"

With laminate flooring and stairs off.

Dining Room

8'7" x 13'1"

With laminate flooring, radiators, power points, inbuilt storage cupboard, uPVC window to the side elevation and steps down into

L Shaped Kitchen

5'11" minimum 11'0" maximum x 14'8" maximum 3'6" m

With a range of modern wall, drawer and base units, with worktops over, five ring gas hob, void for an electric oven, void for a fridge freezer, tiled splash backs, one and half stainless steel sink and drainer with mixer tap, power points, uPVC window to the side and rear elevation and uPVC door leading onto the rear.

Stairs/Landing

4'0" x 12'2"

Stairs with handrail leads to the landing with radiator, inset lighting, loft access hatch and doors off.

Bedroom One

13'5" x 10'7"

With inbuilt wardrobe, power points, radiator and uPVC window to the front elevation.

Bedroom Two

6'8" x 9'8"

With inbuilt cupboard incorporating the Worcester central heating/hot water combination boiler, power points, radiator and uPVC window to the rear elevation.

Bathroom

5'0" x 6'7"

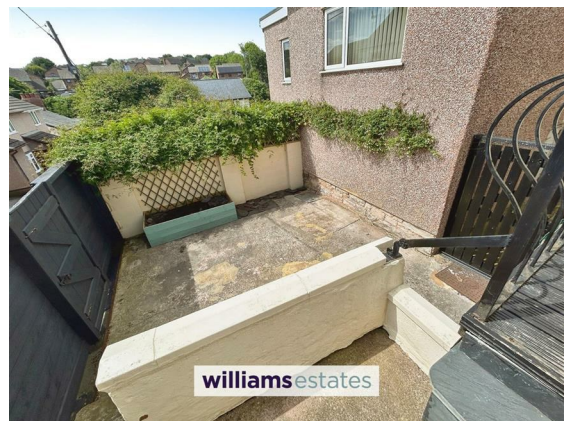
From the Landing, steps down into the bathroom with pedestal washbasin with mixer tap, low flush W.C, panelled bath with mixer tap and shower head connection, overhead rainfall shower, tiled shower surround, inset lighting, storage cupboard incorporating shelving and shave socket and uPVC obscure window to the rear.

Outside


Approached via a small gate and ornate railing. The front garden is laid with blue slate chippings for ease of maintenance. To the rear a concrete area with panel fencing and gate providing side access and having right of way to the neighbouring property. Steps lead up to the kitchen door and a decked patio area.

Directions

From our Denbigh office proceed right towards the Town Hall and bare right onto Crown Lane, follow this road and the property can be found on your left hand side just after Water Street.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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