

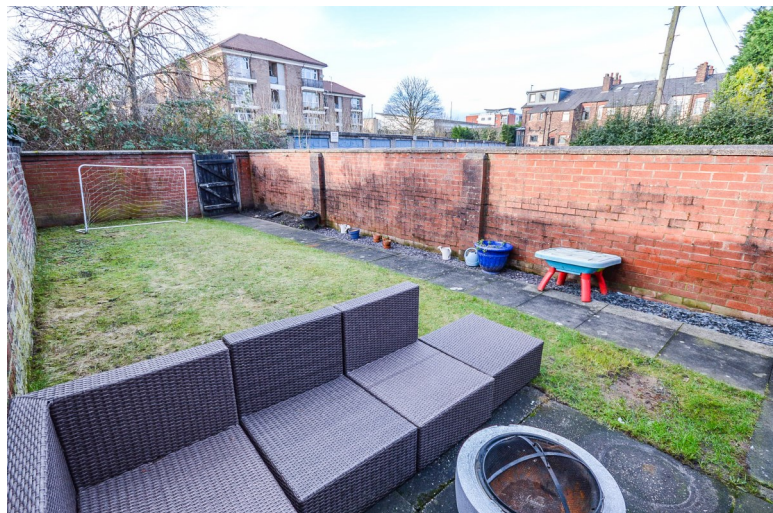


York Street, Altrincham, WA15
Asking Price of £1300pcm



Property Features

- **Two Double Bedroom Mid-Terraced House**
- **Just Five Minutes Walk to Metro Link and Town Centre**
- **Double Glazed Throughout**
- **Private Rear Garden**
- **On Street Parking**
- **Modern Fitted Bathroom and Kitchen**
- **French Doors to Garden**
- **In Catchment of Excellent Schools**
- **High Ceilings Throughout**
- **Available from end March 2024**



Full Description

A modern well presented two double bedroom mid-terrace house, located just five minutes walk into Altrincham Town Center. Within easy walk of the Metro Link and Train station, as well as the wealth of shops and amenities on offer.

The property offers a private rear garden and on street parking to the front. This property is available from the end of March 2024.

The property is offered unfurnished, therefore the new tenant will need to supply their own furnishing. The landlord is looking for a minimum of 12 months initially, with scope to extend thereafter.

ENTRANCE HALL

The house is entered via a hard wood front door with glazed insert, this leads into the entrance hall. The hall is fitted with a pendant light fitting; carpeted flooring; a single panel radiator and doors leading to the lounge and dining room. From here one can also climb the stairs to the first floor accommodation.



LOUNGE

11' 0" x 11' 2" (3.36m x 3.42m)

The lounge area is located to the front of the property, with uPVC double glazed window to the front aspect. This room offers carpeted flooring; a pendant light fitting; a single panel radiator; television and telephone points and plenty of room for a sofa, coffee table and bookshelves.



DINING ROOM

11' 10" x 14' 11" (3.62m x 4.57m)

Adjoining the lounge area via a set of wooden double doors, is the dining room. This room is fitted with carpeted flooring; uPVC double glazed French doors to the rear garden; a pendant light fitting; a double panel radiator; door leading to under-stairs storage cupboard and opening to the kitchen area. This room is more than large enough to accommodate a six seater dining table; side board and further storage items in the space under the stairs.



KITCHEN

14' 7" x 8' 9" (4.45m x 2.69m)

This room can be used as an office or perhaps a play-room. With uPVC double glazed window to the front aspect and leading off from the utility room. With carpet flooring and a double panelled radiator, and central pendant light fitting.



MASTER BEDROOM

15' 3" x 11' 7" (4.65m x 3.54m)

Located off the first floor landing one will find the spacious master bedroom with uPVC double glazed window to the front aspect. This room comprises of carpeted flooring; a pendant light fitting and a single panelled radiator. This room is large enough to accommodate a king sized bed, wardrobes, chest of draws and dressing table.



BEDROOM TWO

9' 2" x 15' 0" (2.80m x 4.58m)

The second bedroom is another good sized double bedroom. This room is presently utilised as a child's bedroom with bunk beds, but would easily accommodate a double bed, wardrobe and chest of draws. This room offers carpeted flooring; a pendant light fitting; a uPVC double glazed window to the rear aspect and a single panelled radiator.



BATHROOM

9' 1" x 8' 11" (2.77m x 2.72m)

A modern fitted bathroom located off the first floor landing. This room offers a uPVC double glazed frosted glass window to the rear aspect; tiled flooring and part tiled walls; a single panel radiator; low-level WC; bath tub; curved corner shower cubicle with chrome thermostatic shower system; a pendant light fitting and a wall mounted hand wash basin with storage cupboard under.



EXTERNAL

To the rear of the property is a good sized lawned rear garden. The garden area can be reached via uPVC double glazed French doors from the kitchen area or via a rear gate. The garden is enclosed on three sides by a brick wall, allowing for ample privacy and security. There is also a paved patio area adjacent to the house and a paved path leading to the end of the garden and to the side of the house.



COMMON QUESTIONS

1. When is this property available? The property will come available for a new tenant to move in from the end of March 2024.

2. How much will I need to earn to apply for this property? One working tenant would need a salary of £39,000 per annum; two tenants who pay the rent in equal shares would need to earn £19,500 per annum each.

3. What sort of background checks will be conducted on me to secure this property? We will require a reference from your current landlord and one from your current employer. We will also conduct a credit check; ID verification checks and an informal interview to ensure you are a suitable applicant for this unit. If you fail to meet the credit requirements, we will permit up front payment for 12 months. This would equate to £15,600 for 12 months rent in advance.

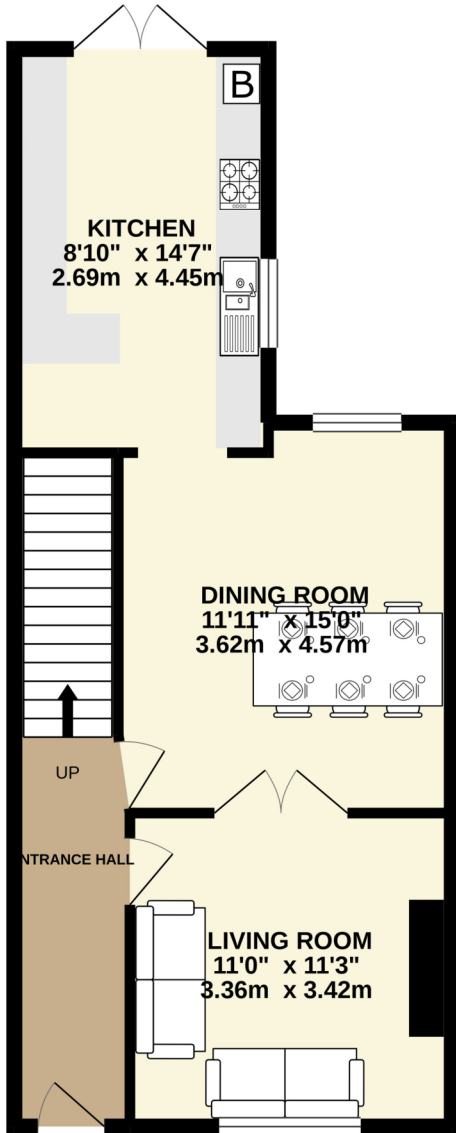
4. Is the property furnished? No this property is unfurnished.

5. Who manages this property? The property is managed by Jameson and Partners, on behalf of the landlord. Therefore, all repairs are arranged by ourselves.

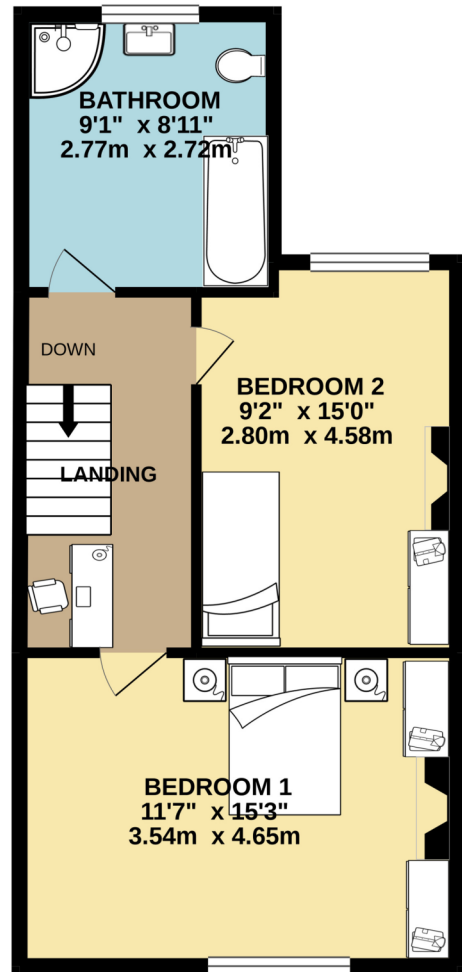
6. How much is the deposit for this property? The deposit required is equivalent to 5 weeks of rent, at £1300 pcm, this would be £1500 pcm, the deposit will be held securely in the DPS, a government backed deposit protection scheme.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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