



Holdsworth Buildings, Eccleshill,

£850 Per Month

***** IMMACULATE TWO BEDROOM TERRACE WITH OFF ROAD PARKING IN ECCLESHILL *****

Situated close to Eccleshill village is this immaculate two bedroom stone built mid terrace property . Occupies a small cul-de-sac setting and benefits from both gas central heating and upvc double glazing. The accommodation briefly comprises entrance porch, lounge, modern fitted kitchen, three basement cellar rooms, two first floor bedrooms and shower room.

To the outside there is driveway parking.

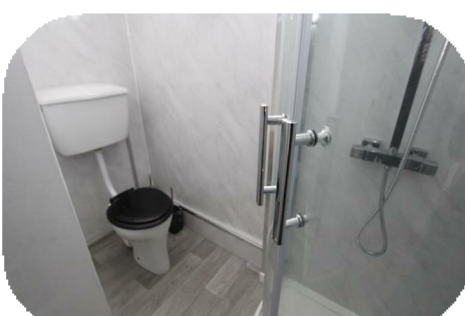
****VIEW IMMEDIATELY ****

SORRY NO PETS OR SMOKERS



Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs <div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div> Not energy efficient - higher running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions <div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div> Not environmentally friendly - higher CO ₂ emissions	Current	Potential
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

