



Highfield Avenue, Idle, £1,100 Per Month

***SPACIOUS 3 BEDROOM SEMI DETACHED WITH CONSERVATORY NEWLY DECORATED THROUGHOUT ***

In a sought after residential area located in a popular cul-de-sac .This spacious property is an ideal family home briefly comprising of, entrance hall, lounge, dining room,conservatory ,modern kitchen with integrated fridge freezer & dishwasher, three first floor bedrooms and house bathroom with shower over the bath . There are gardens to the front and rear, driveway with parking for at least 2 cars .The property benefits from UPVC double glazing and gas central heating.

Council Tax Band C

*****VIEW IMMEDIATELY*****

SORRY NO PETS or SMOKERS



Deposit and Fees

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		
<div><div>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</div></div>			<div><div>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</div></div>		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

