



Whiteshaw East, Denholme,

£630

*****IMMACULATE CHARACTER DETACHED COTTAGE WITHIN A COBBLED COURTYARD *****

This immaculate unique Idyllic character detached cottage is an ideal home for a single person situated within a gated development , has been decorated throughout .

Full of character the cottage briefly comprises ; Entrance hall , shower room with good size walk in shower ,wc and basin , the shower room hosts the washer dryer . Open plan living with large windows letting in lots of natural light , a log burner for those cold winter nights .The mezzanine bedroom has a view over the open plan living area below .

The cottage further benefits under floor heating and electric heating .

Electric is supplied from the main house and paid separately to the landlord , the water is included in the rent .

Externally there is a patio area , use of a large garden and parking for one car .

Council Tax Band A .

****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		
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Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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