



Pellon Terrace, Idle, £995 Per Calendar Month

*****IMMACULATE THREE BEDROOM EXTENDED SEMI DETACHED WITH AMPLE PARKING AND GARAGE*****

Occupying a much sought after residential location and within walking distance of well regarded schools, is this immaculate three bedroom semi detached house.

Benefits from both gas central heating and upvc double glazing, new windows.

The property briefly comprises; Entrance hall , open plan lounge kitchen, separate reception room with solid fuel burner and patio doors leading to the rear garden.

To the first floor there are three bedrooms and a bathroom with shower over the bath ,

Externally is parking for ample cars and a garage with electric door .

Council Tax Band B .

****VIEW IMMEDIATELY ****

SORRY NO PETS or SMOKERS



Deposit

A deposit equivalent to one month’s 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-85) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(23-38) F			(21-38) F		
(1-20) G			(1-20) 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		

