



Greenroyd Avenue, £1,350 Per Calendar Month

*****IMMACULATE THREE BEDROOM SEMI DETACHED WITH CONSERVATORY DOUBLE GARAGE AND FAR REACHING VIEWS IN THE SOUGHT AFTER VILLAGE OF HUNSWORTH*****

This three bedroom semi detached is located in the sought after village of Hunsworth with easy access to local towns having local amenities, good schools and just a short drive away from the M606/M62 motorway network links.

The property has recently been renovated to a high standard briefly comprising ;kitchen dining ,with integrated dishwasher ,fridge freezer, gas hob and double oven, patio doors and rear barn door, lead to the rear patio area and rear door into the double garage ,spacious lounge with under stair storage ,sliding door leading to huge conservatory with patio doors leading to a beautiful easy to access rear garden with far reaching views .

To the first floor there are three bedrooms and a shower room with large walk in shower wc and basin .

Further benefits include gas central heating with nest thermostat ,double glazing ,alarm system, and external movement security lights .

Externally there is a remote control double garage with electric and power , patio areas to the front ,side and rear ,enclosed rear garden with mature bushes ,plants and seasonal flowers and amazing far reaching views .

Council Tax Band B .

****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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) 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		

