



14 SWALEDALE ROAD, KINGSTONE, HR2 9JH

£1,495 Per month



4 Bedroom House - Detached located in Kingstone

A detached property set within the popular village of Kingstone offering accommodation of entrance hallway, sitting room, guest WC, breakfast kitchen, four bedrooms, bathroom and ensuite facilities. Outside there are front and rear gardens, driveway parking and garage. EPC B. Available for immediate occupation.

Entrance Hall

Living Room

Kitchen/dining room

Downstairs WC

First floor landing

Bedroom 1 & en-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Garden

Garage

General Information

Most properties are available for a minimum letting period of 6 months, but some may be available for longer or less, all properties are non-smoking and most are no pets.

Applicants should be in full time employment.

If under 21 a guarantor will be required.

Rent is always payable in advance, and the ingoing tenant will be required to pay an indemnity deposit (refundable) usually equivalent to 5 weeks rent.

The tenant will also be responsible for the usual property outgoings including council tax, water rates, telephone, electricity, gas charges etc.

Disclaimer

These particulars are prepared for guidance only. They are intended to give a fair and overall description of the property and do not constitute the whole or any

part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment.

The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Money Laundering Regulations

To comply with Money Laundering Regulations, prospective tenants will be asked to produce identification documentation at the time of making an application

Holding Fee

A Holding Fee of one week's rent will be payable when an application is submitted. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

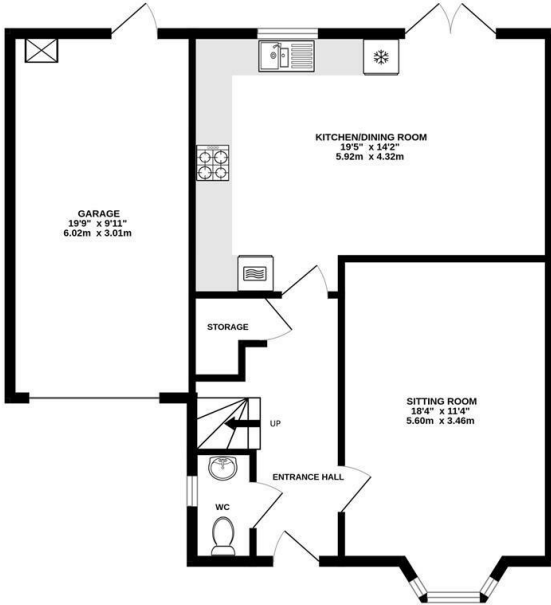
Viewings

For further information please contact Lettings Dept. 01432 357128

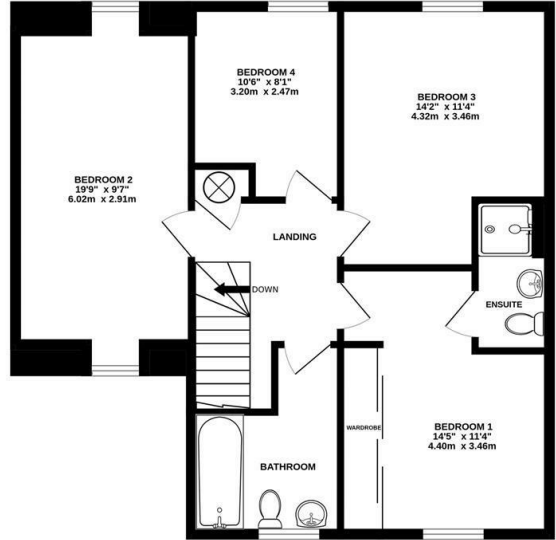


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GROUND FLOOR



1ST FLOOR



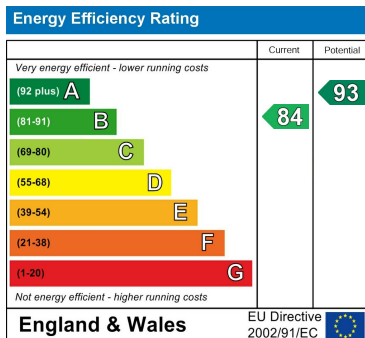
TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

