

# Town & Country

Estate & Letting Agents



**51 York Street, Oswestry, SY11 1LS**

**£775 Per Month**

**\*\*Available Now\*\*No Pets\*\*** Town and Country Oswestry offer this recently updated and improved, spacious two bedroom town house to the market. Located on the edge of town but within a five minute walk into the town centre, it is ideally placed for all amenities. The interior has been updated and offers a large open plan living/ dining room, modern kitchen, two bedrooms and a modern bathroom. There is a small courtyard to the front and the rear. The property has upvc double glazing and gas central heating. Oswestry has all every day facilities with good road links to larger town and cities. All rentals require one months rent in advance and one months rent to be held as a deposit which is registered with DPS Custodial service

### Directions

From our Willow Street office proceed up the street and turn right onto Castle Street. take the first left onto Oak Street and then second right into York Street. The property will be found on the right hand side identified by our for sale board.

### Accommodation Comprises

#### Lounge 11'10" x 10'5" (3.61m x 3.20m)



The bright open plan lounge has a window to the front, part glazed door to the front, radiator, tv point and a telephone point. The lounge opens out onto the dining room making it an ideal space to entertain.

#### Dining Room 11'1" x 9'4" (3.40m x 2.87m)



The spacious dining room has a window to the rear, two built in cupboards offering good storage, stairs leading to the first floor, radiator and a glazed door leading through to the kitchen.

#### Kitchen 13'4" x 6'4" (4.07m x 1.95m)



The kitchen is fitted with a range of base and wall units in beech colour with contrasting work surfaces over, stainless steel one and a half bowl sink with a mixer tap over, electric oven, ceramic hob, chimney style extractor fan, tiled flooring, part tiled walls, radiator, spotlighting, a window to the side and a part glazed door leading out to the rear.

#### First Floor Landing

The first floor landing has a loft hatch and an airing cupboard with shelf and a radiator. Doors lead off to the bedrooms and the bathroom.

#### Bedroom One 11'9" x 10'5" (3.60m x 3.20m)



The first bedroom is a good sized double and has a window to the front and a radiator.

### Bedroom Two 12'10" x 6'6" (3.93m x 2.00m)



The second bedroom has a window to the rear and a radiator.

### Family Bathroom 11'3"x 6'1" (3.43mx 1.86m)



The well appointed bathroom has a window to the rear, panelled bath, separate shower cubicle with a mains powered shower, wash hand basin, low level w.c. , heated towel rail, tiled flooring, part tiled walls and an extractor fan.

### To The Outside



To the front of the property there is a courtyard style garden with a path leading to the front door and low brick walling. To the rear there is a yard area and rear access along with an adjoining brick built outhouse housing the Ideal gas fired boiler and offering storage. There is also power and lighting supplied.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### To Book a Viewing

Viewing is strictly by appointment, please register interest by completing an interest to view form through [Rightmove.com](http://Rightmove.com)

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering

Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

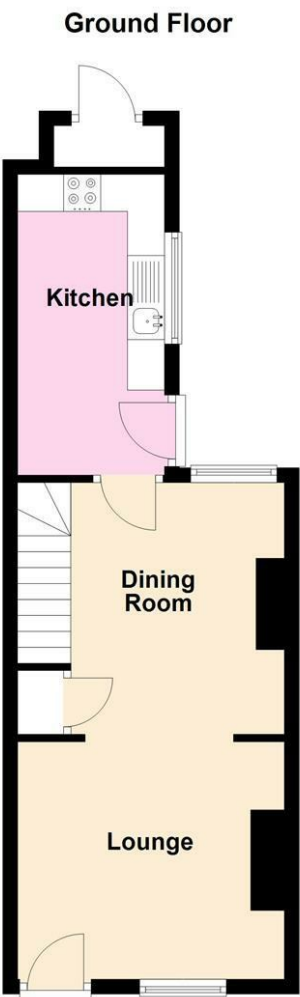
Saturday: 9.00am to 2.00pm

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

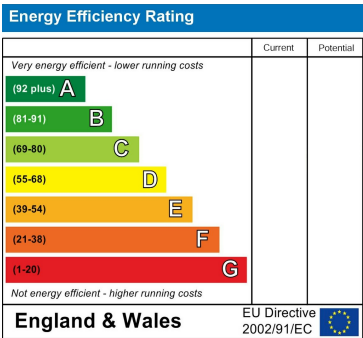
Floor Plan



Area Map



Energy Efficiency Graph



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