



Holbeck Street, Anfield, Liverpool, L4 2UR

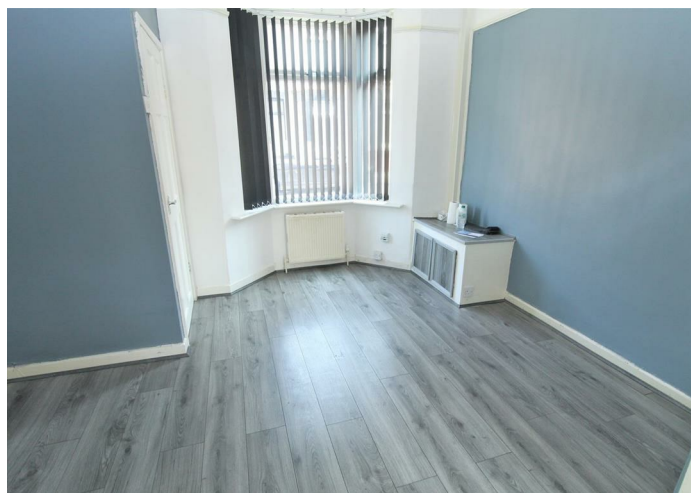
Grosvenor Waterford
ESTATE AGENTS LIMITED



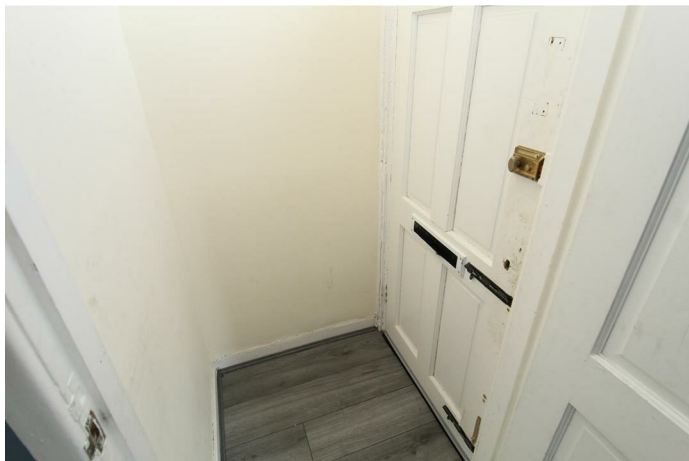


Grosvenor Waterford are pleased to offer for Let this well presented two bedroom, unfurnished, mid terraced property situated just off Priory Road in this popular residential area. The property briefly comprises; vestibule, lounge, dining room and kitchen. To the first floor there are two double bedrooms and bathroom. Outside there is an enclosed rear yard. The property also benefits from uPVC double glazing and gas central heating.

£750 Per calendar month

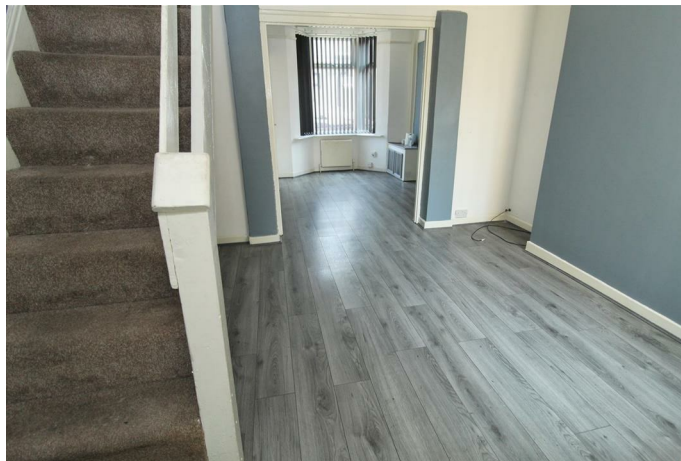


Vestibule



front door, laminate flooring

Dining Room 11'11" x 10'11" (3.64m x 3.35m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, stairs to first floor

Kitchen 12'4" x 5'9" (3.77m x 1.76m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, radiator, wall mounted boiler, door to yard

Lounge 12'0" x 11'2" (3.66m x 3.41m)



uPVC double glazed bay window to front aspect, two radiators, laminate flooring

First Floor

Landing

Bedroom 1 9'9" x 12'0" (2.99m x 3.68m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 2 11'1" x 7'9" (3.40m x 2.37m)



uPVC double glazed window to rear aspect, radiator

Bathroom 5'7" x 5'8" (1.71m x 1.74m)



white suite comprising; panelled bath, low level w.c. and wash hand basin, radiator, part tiled walls, uPVC double glazed window to rear aspect

Outside

Rear Yard

Note to Tenants

Every care has been taken with the preparation of these Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the tenancy. Photographs are reproduced for general information and all dimensions are approximate. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All properties are available for a minimum of six months. A security deposit of at least one month’s rent is required. Rent is always to be paid one month in advance. It is the tenant’s responsibility to insure any personal possessions. Notifying and subsequent payment of all utilities, including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Tenant Referencing

To secure this property satisfactory references are required from prospective Tenant’s employers or accountant (if self employed), current landlord (if appropriate), a credit check will be undertaken and a Guarantor may be required in some cases. The referencing process will be fully explained to a Tenant upon receipt of an Application Form and we may use the services of an independent referencing company to obtain and validate references. There are no tenant referencing, application or move in fees and no holding deposit is required. A deposit equivalent to one month's rent will be required on occupying the property.

