



## **129 Grisedale Gardens, Low Fell, NE9 6NP**

**£695 Per Calendar Month**

**\*\*\* AVAILABLE FROM THE 6TH JUNE 2022 \*\*\*** is this beautifully appointed three bedroom semi detached house located on the desirable Grisedale Gardens on Lyndhurst Estate. The accommodation briefly comprises; entrance hallway, lounge through dining area and a modern kitchen with built in oven and hob. Upstairs there is a landing which opens into three bedrooms and a bathroom/wc. Gardens are located to both sides. Early viewing is highly recommended to avoid disappointment.

## **Property Description**

Entrance Hallway - With access via a double glazed door, there is a radiator and a staircase leads to the first floor accommodation.

Lounge - With a radiator, double glazed window and an Adams style fire place.

Dining Room - With a radiator and double glazed window.

Kitchen - Fitted kitchen units with fitted oven, hob and extractor canopy, stainless steel sink unit with mixer tap, window and door leading to rear garden, laminate wood flooring and breakfast bar.

Landing -

Bedroom One - Double glazed window and central heating radiator.

Bedroom Two - Double glazed window and central heating radiator.

Bedroom Three - Double glazed window and central heating radiator.

Bathroom/Wc - Bathroom comprises of panelled bath with shower over, basin and w.c, window and radiator.

## **Agent Note**

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. 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

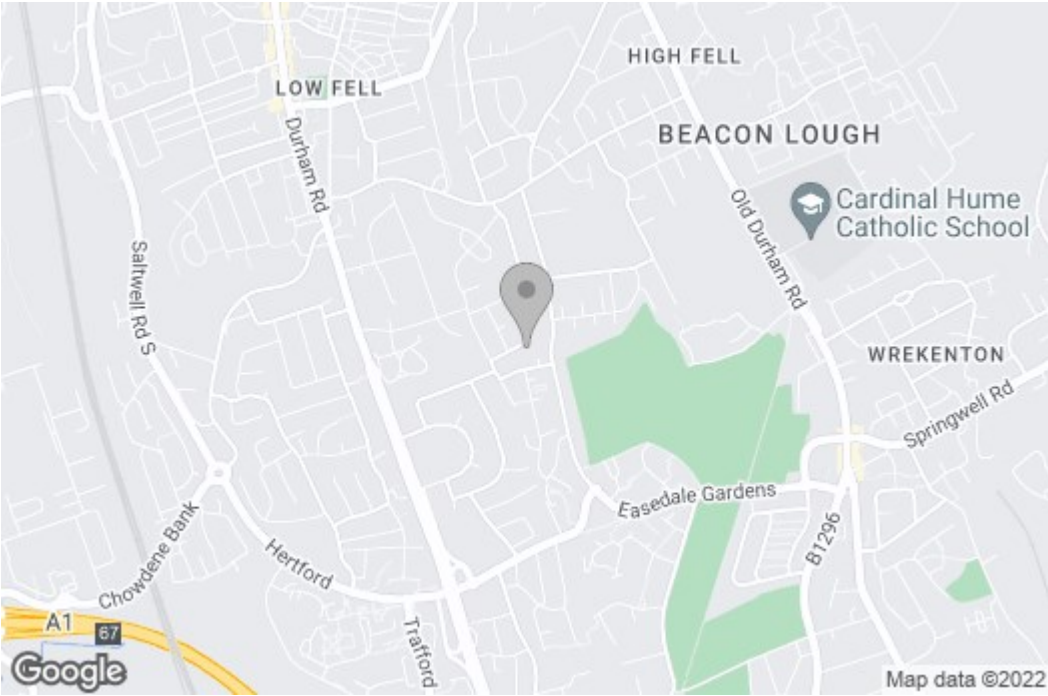
Upfront Costs:

1 Months rent upfront

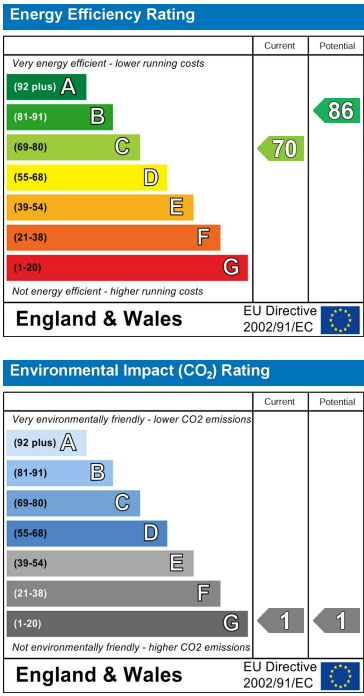
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 an representation or warranty in respect of the property.