



DavidJames
the estate agent

York Street, Netherfield, Nottingham, NG4 2LU

£850 Per Calendar Month

About This Property

A well-presented end terrace house situated close to Netherfield's excellent amenities! The property boasts two spacious reception rooms, a modern kitchen, two double bedrooms and a bathroom/WC with white suite & mains shower. Outside there are two storage sheds, a rear yard and an additional lawned garden.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

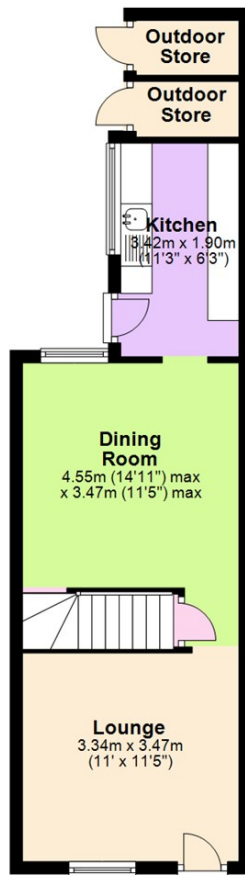
Pets: Not permitted

- Well-presented end terrace house
- Two double bedrooms
- Spacious lounge
- Adjoining dining room with feature wood burner
- Modern kitchen with integrated appliances
- Bathroom/WC with white suite and mains shower
- UPVC double glazing
- Gas central heating
- Rear yard and garden with 2 storage sheds
- Situated close to plentiful amenities

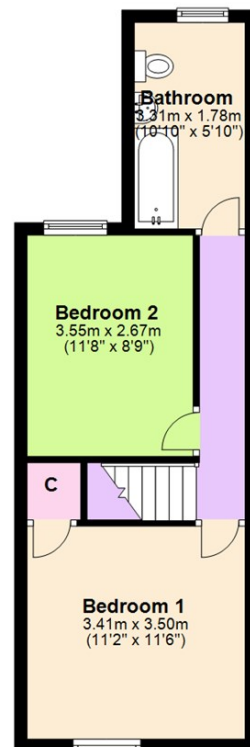




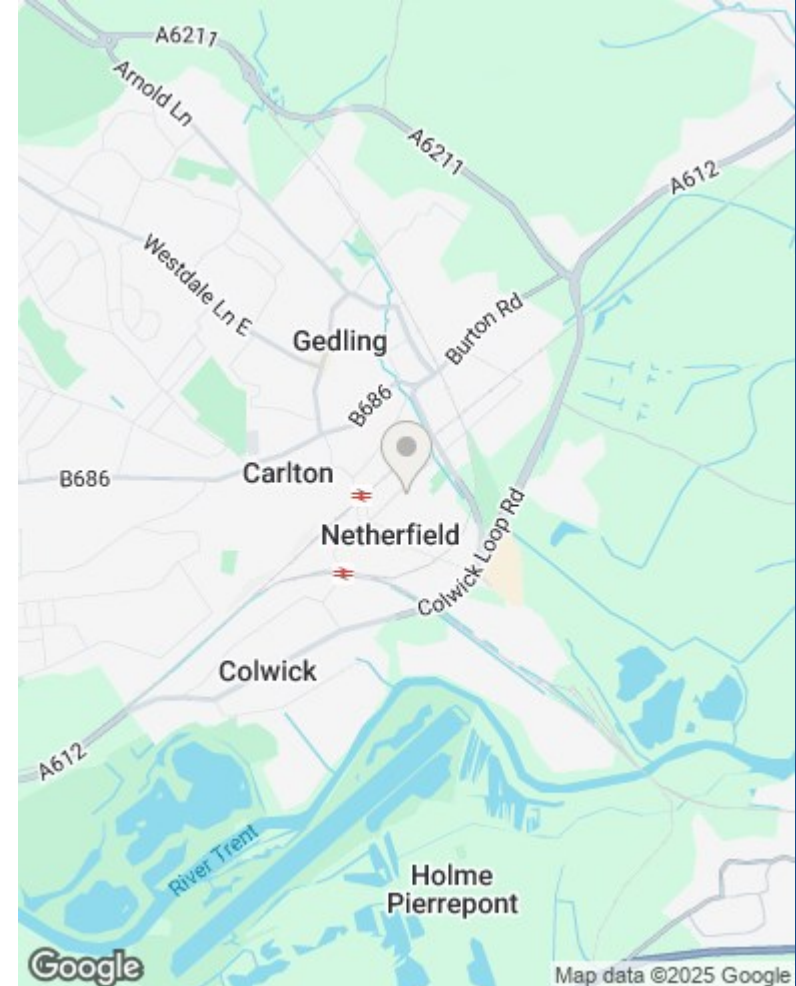
Ground Floor
Approx. 37.7 sq. metres (405.5 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 72.0 sq. metres (775.1 sq. feet)



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Gedling Borough Council

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

The Property
Ombudsman