



# **lighthouse** lettings



**£825 Per Calendar Month\* fees apply**

11 Alfred Street, Kirkby-In-Ashfield, Nottinghamshire, NG17 7DL

# 11 Alfred Street, Kirkby-In-Ashfield, Nottinghamshire, NG17 7DL

Lighthouse Estate Agents are pleased to offer this spacious two bed roomed semi detached house featuring well thought out interiors, generous sized bedrooms and an enclosed private South facing garden. The property comprises of a welcoming reception lounge, dining room offering rear garden views, a modern fitted kitchen with dining area, two generous sized bedrooms and a family bathroom. The property further benefits from Upvc double glazing throughout and gas central heating.

Alfred Street offers easy access to many major road links including the A38 and is moments from many local shops and other amenities.

PLEASE NOTE: A HOLDING FEE OF £100.00 WILL BE TAKEN WHILST THE RIGHT TO RENT, CREDIT CHECKS AND AFFORDABILITY CHECKS ARE CARRIED OUT. THE HOLDING FEE WILL THEN BE DEDUCTED FROM THE DEPOSIT. IF THE CHECKS ARE NOT SUCCESSFUL THE FEE WILL BE RETURNED. IF A TENANT WITHDRAWS FROM THE APPLICATION THE FEE IS NON REFUNDABLE TO COVER COSTS.

LIGHTHOUSE ESTATE AGENTS AND LETTINGS IS A MEMBER OF THE PROPERTY OMBUDSMEN : MEMBERSHIP NUMBER DO2304 ALL PROPERTY BONDS ARE SECURED AND HELD BY THE DEPOSIT PROTECTION SCHEME. BONDS FROM THE 1ST JUNE ARE A MAXIMUM OF FIVE WEEKS RENT

**Reception Lounge 12'11" x 11'3" (3.94 x 3.45)**

**Dining Room 12'2" x 12'3" (3.72 x 3.75)**

**Kitchen Diner 18'0" x 6'2" (5.51 x 1.89)**

**First Floor Landing 16'0" x 2'8" (4.88 x 0.82)**

**Bedroom One 12'11" x 11'4" (3.96 x 3.47)**

**Bedroom Two 9'0" x 12'8" (2.75 x 3.87)**

**Family Bathroom 12'4" x 6'7" (3.76 x 2.02)**

**Enclosed Rear Garden**

## Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings

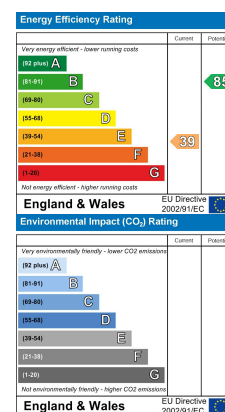
have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions



Lighthouse Estate Agents Ltd.

Registered Office: 28 Low Moor Road, Kirkby-in-Ashfield, Nottinghamshire, NG17 7BP

Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk

www.lighthouse-estateagents.co.uk

