



Holland Road, Fens, TS25 2JE
2 Bed - House - Semi-Detached
£750 Per Calendar Month

Council Tax Band: B
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Holland Road, Fens, TS25 2JE

A modern two bedroom semi-detached property located in a popular part of the Fens Estate, close to both schools and amenities. The home offers recently upgraded and refurbished accommodation with a refitted kitchen, bathroom, new flooring and neutral decoration. The property further benefits from uPVC double glazing, gas central heating, front and rear gardens and parking. Offered on an UNFURNISHED and basis and AVAILABLE ON A LONG TERM LET, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, good size lounge, kitchen/diner, two good size bedrooms and the modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden, shared driveway leading to paved parking area and an enclosed rear garden which enjoys a westerly aspect.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

BOND £865

(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

ENTRANCE

Accessed via uPVC double glazed entrance door, uPVC double glazed side screen, staircase to the first floor, newly fitted carpet, single radiator.

LOUNGE

15'1 x 13'11 narrowing to 10'8 (4.60m x 4.24m narrowing to 3.25m)

A good size lounge with large uPVC double glazed window to the front aspect, newly fitted carpet, television point, under stairs storage cupboard, convector radiator.

KITCHEN/DINER

13'11 x 7'7 (4.24m x 2.31m)

Refitted with a modern range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, brushed stainless steel splashback, recess for washing machine, space for free standing fridge/freezer, four drawer base unit, Main Combi Eco boiler, laminate flooring, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear, inset spotlighting to the ceiling, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, hatch to loft space, newly fitted carpet, access to both bedrooms and bathroom.

BEDROOM ONE

14' x 9'9 max (4.27m x 2.97m max)

Two uPVC double glazed windows to the front aspect, built-in storage cupboard, newly fitted carpet, convector radiator.

BEDROOM TWO

12'10 x 7'10 (3.91m x 2.39m)

uPVC double glazed window overlooking the rear garden, newly fitted carpet, convector radiator.

BATHROOM/WC

7'4 x 5'10 (2.24m x 1.78m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, modern 'tile' effect panelling to walls, white panelling to ceiling with inset spotlights and extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

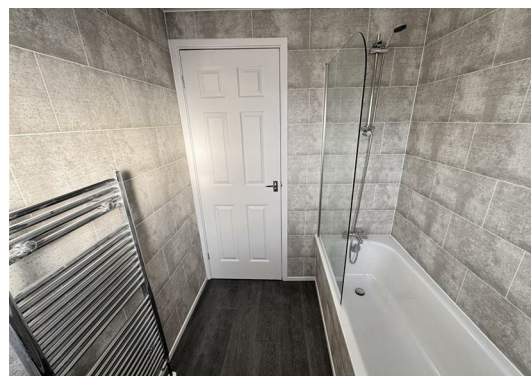
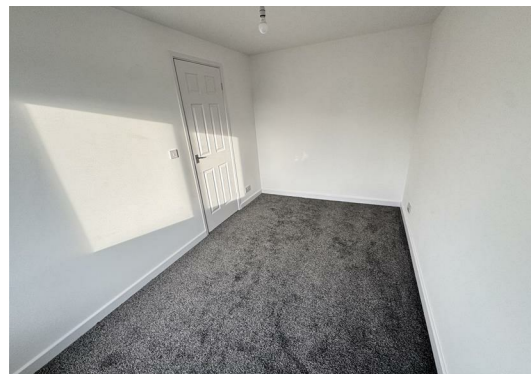
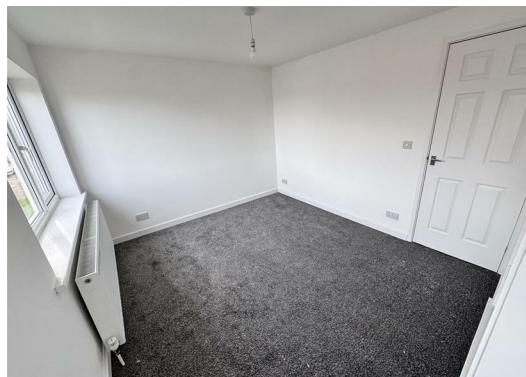
EXTERNALLY

The property features a low maintenance, part lawned front garden, with a shared driveway running alongside the property leading to a paved area for off street parking. A gate to the side leads through to the enclosed rear garden, with paved area, lawn and fenced boundaries.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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