

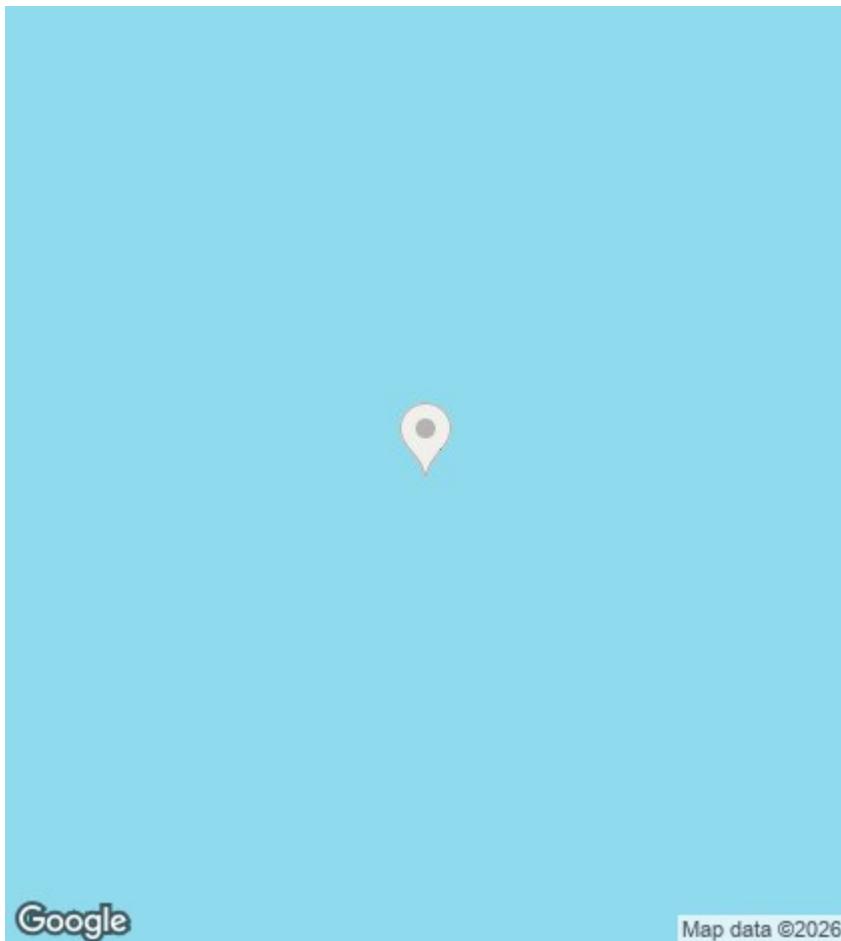


West Street, Alford

RENT £595 Per Calendar Month DEPOSIT £685

COUNCIL TAX BAND A EPC 51

- Large 2 Bedroom First Floor Flat
- Large Living Room with bay window
- Modern Shower room
- 1 parking space included
- Flooring has now been fitted since photos taken
- Newly restored and renovated
- 2 Double Bedrooms
- Mains Drainage, GCH,
- Perfect blend of modern and character



Nestled in the heart of the charming market town of Alford, this delightful first-floor flat on West Street offers a perfect blend of character and modern living. With its enviable location, residents will enjoy easy access to local amenities, shops, and the vibrant community that Alford has to offer.

Leading up the charming entrance staircase you are welcomed by the generosity of space throughout this property. The Living room, featuring a charming bay window that floods the space with natural light and, although the property is currently awaiting the installation of neutral floor coverings, this along with the neutral decor throughout simply enhances the spacious rooms.

The flat boasts two double bedrooms, providing ample space for rest and privacy, whilst the stylish Kitchen design is both practical and aesthetically pleasing.

Additionally, the convenience of parking adds to the appeal of this property, making it an excellent choice for those who value accessibility. This flat is a wonderful opportunity for anyone looking to embrace the charm of Alford while enjoying the comforts of modern living. Don't miss the chance to make this delightful flat your new home.

According to Ofcom there is standard, superfast and ultrafast broadband speed available for this property with download speeds of 17MBPS, 80MBPS, 1000MBPS and upload speeds of 1MBPS, 20MBPS, 1000MBPS.

General information:

Holding Fee - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

More Property Information - If you would like any further specific information relating to this property please do not hesitate to email directly.

Pets Clause - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

Tenancy Length - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

Tenant Protection - Tenant protection

Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	58
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	