JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127









7, Cae Y Dderwen, Greenfield, Holywell, CH8 7QW

- Two Bed Mid Terrace
- Rear Garden
- Convenient Location
- Spacious Living Accommodation
- Parking Space
- Close to All Amenities

£850 Per Month

Nestled in the charming area of Cae Y Dderwen, Greenfield, Holywell, this delightful terraced house offers a perfect blend of comfort and convenience. With a total area of 538 square feet, the property offers spacious living accommodation.

Upon entering, you will find a welcoming reception room that provides a spacious area for relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout the home. The accommodation comprises of lounge, kitchen a double bedroom, single bedroom and bathroom.

One of the standout features of this property is the convenient parking available for one vehicle, a valuable asset in today's busy world. The location itself is highly desirable, offering easy access to local amenities and transport links, making daily life accessible to all.

Viewing is highly recommended.

ACCOMMODATION

The accommodation within comprises of front door into lounge.

LOUNGE

13'8" x 12'2" (4.176 x 3.713)
Spacious room with large window to front elevation, stairs to first floor, electric fire. and radiator.

KITCHEN

12'1" x 7'8" (3.686 x 2.357)
A good range of base and eye level units with surfaces over and stainless steel sink drainer, void for washing machine, tiled floor, window to rear elevation and door to rear garden.

FIRST FLOOR

BEDROOM ONE

11'11" x 8'8" (3.656 x 2.660)
Carpeted, two windows to front elevation and radiator.

BEDROOM TWO

9'5" x 6'4" (2.872 x 1.934)
Carpeted, window to rear elevation and radiator.

BATHROOM

6'0" x 6'1" (1.842 x 1.859)
Modern three piece comprising of low flush WC, pedestal wash hand basin and bath with shower over, window to rear elevation and radiator.

OUTSIDE

The property has parking space and small lawned area to its frontage and an enclosed harden to its rear.

SERVICES

Mains water and electricity
Mains gas fired central heating
Mains drainage
Council Tax Band: B
EPC: D

TERMS OF LET (D)

1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.
2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.
3. The Tenant will pay all outgoings, including Council Tax, Water, Gas/Oil and Electricity
4. Rent is payable monthly and in advance, by Standing Order.
5. The Tenant will also be required at the outset to pay a deposit of £1000 to be held by My Deposits throughout the term against any possible damages, breakages etc.

HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £195 this is payable before the





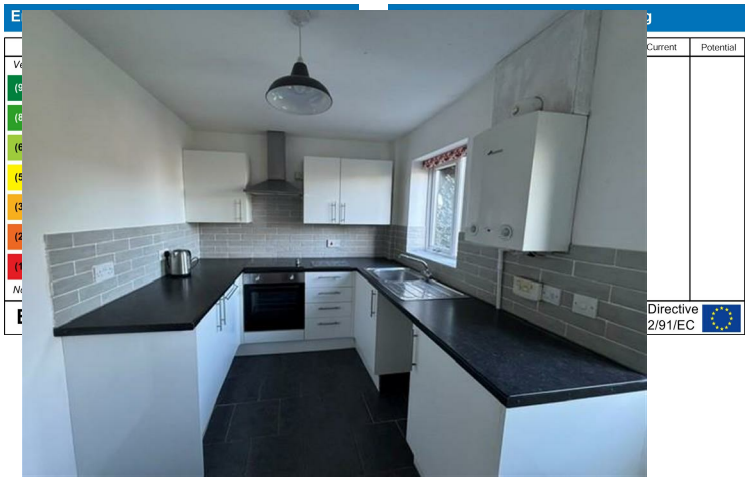
start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.













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Denbigh: 47 Vale Street, Denbigh, Denbighshire, LL16 3AR
T: 01745 812127 **E:** denbigh@jonespeckover.com