

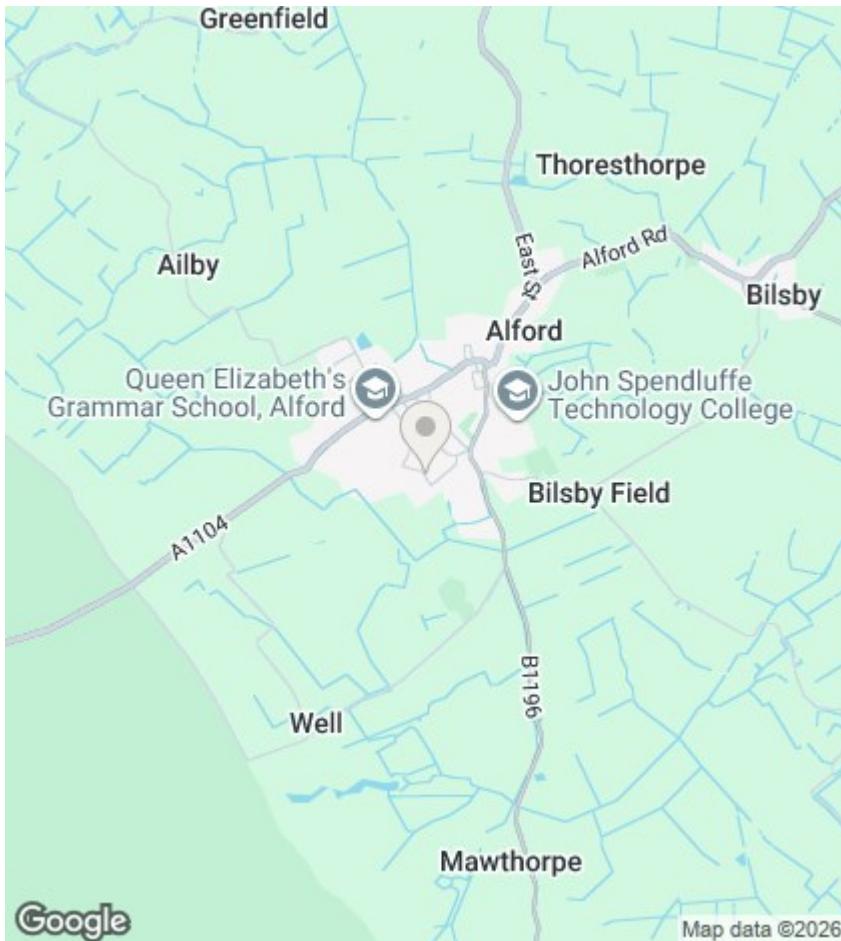


## Spanning Drive, Alford

RENT £875 DEPOSIT £1,005

COUNCIL TAX BAND A EPC 69

- Semi Detached
- Newly Fitted Kitchen and Bathroom
- French Doors Leading Out Onto Low Maintenance Rear Garden
- Neutrally Decorated
- Three Bedrooms
- Car Port and Garage
- New Flooring Throughout



We are delighted to offer To Let this recently fully renovated, spacious three bedroom Semi-detached home located within the Market Town of Alford. This property boasts a great sized open plan lounge dining area and modern fitted kitchen.

Comprising: Entrance hall, Lounge/Dining room, Kitchen, W/C, Stairs and Landing, Three Bedrooms, Bathroom, Garage, Front and Rear Gardens.

## 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		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	