



STEVENS PROPERTY  
MANAGEMENT



## Poors End, Elland Way, Grainthorpe

RENT £1,650 Per Month DEPOSIT £1,900

COUNCIL TAX BAND D EPC 0

- HIGH SPEC BUNGALOW
- OPEN PLAN KITCHEN/DINER
- 1 ENSUITE
- GARAGE AND DRIVEWAY
- AIR SOURCE HEAT PUMP, FTTP CT D and EPC C
- 3 DOUBLE BEDROOMS
- INTEGRATED OVEN, MICROWAVE, FRIDGE FREEZER AND ELECTRIC HOB
- 1 FAMILY BATHROOM
- WRAP AROUND GARDENS

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Grainthorpe welcomes this HIGH SPEC bungalow situated on Elland way, featuring a modern open plan kitchen with integrated fridge freezer, oven electric hob and microwave. It also benefits from a utility room, downstairs toilet, 3 double bedrooms one with ensuite and a separate family bathroom. The bungalow is surrounded by large wrap around gardens and a generous sized patio. This bungalow also comprises of a garage and driveway and lovely field views.

Council Tax Band D and EPC 79C.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 8MBPS, 80MBPS and 1800MBPS, upload speeds are as follows 0.9MBPS, 20MBPS and 220MBPS.

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