



STEVENS PROPERTY
MANAGEMENT

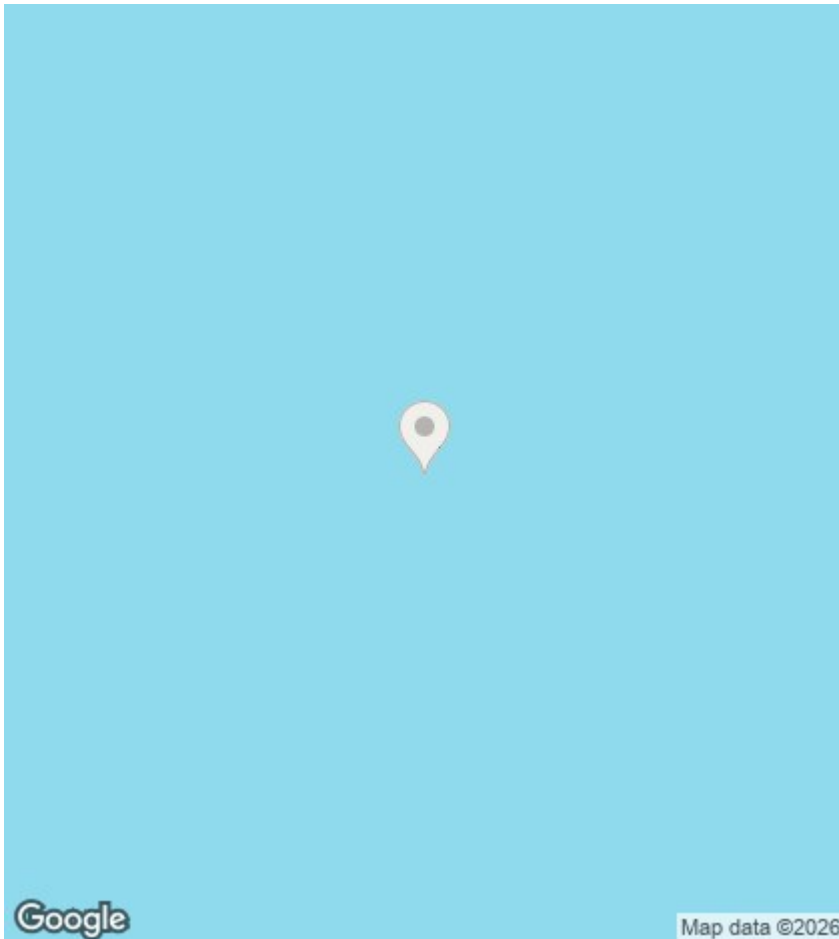


Elland Way, Poors End, Grainthorpe

RENT £1,500 Per Month DEPOSIT £1,730

COUNCIL TAX BAND C EPC 76

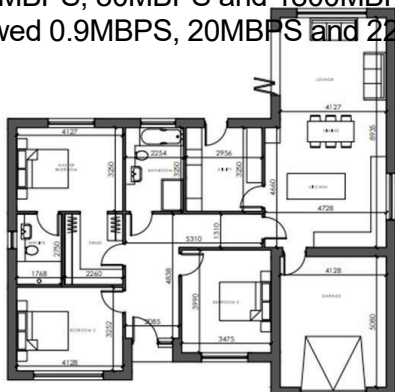
- Detached new build bungalow
- Main bedroom with ensuite
- Kitchen includes integrated appliances
- Garage and private driveway
- Three bedrooms
- Large open plan kitchen living room
- Utility room
- CTB C and EPC C



EXCLUSIVE detached NEW BUILD bungalow offering a high specification throughout. Internally the property consists of an open plan kitchen living area. The kitchen includes integrated oven, induction hob, fridge, freezer and dishwasher. The property also has benefits from a separate utility, three spacious bedrooms with dressing room and en suite off the master and bathroom. Fronted with a driveway which leads down to a single attached garage. There are front and rear gardens and a patio area to the rear. EPC C Council TAX C

PLEASE BE AWARE THIS PROPERTY IS NOT AVAILABLE UNTIL AFTER THE 3RD AUGUST 2026.

According to Of com there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 8MBPS, 80MBPS and 1800MBPS. Upload speeds are as followed 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) A		
(81-91) B		
(69-80) C	76	82
(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 