



Clarendon Road, Hyde, Greater Manchester

£1,100 pcm



Features

- Two Double Bedroom House
- Cosmetic Refurbishment
- Newly Decorated
- 'Shaker Style' Kitchen
- Contemporary White Bathroom
- Paved Rear Yard & Brick Store
- Secure Gated Rear Access
- Popular Residential Area
- Unfurnished Accommodation

Full Description

A fantastic two double bedroom terrace house in a popular area of Hyde, which has just undergone a cosmetic refurbishment including complete redecoration and new flooring.

This superb home provides the comforts of a fitted 'shaker' style kitchen, a contemporary white bathroom including a 'P' shaped bath with shower over, gas central heating, double glazing and brick paviour enclosed rear yard with brick storage shed and secure gated residents passageway to the rear.



The property is certain to appeal to tenants looking for a quality living experience in Hyde.

ACCOMMODATION:

The accommodation briefly comprises; You enter the property through a small, glazed entrance porch, a perfect privacy and sound barrier for the house and an ideal place to remove shoes on entry. A spacious carpeted lounge is located to the front of the property with a traditional walk-in bay window overlooking the front. There is a small inner vestibule with access to the staircase and access to large kitchen dining room.

The kitchen provides a comprehensive range of 'Shaker' style fitted wall and base units with ample timber worktop surfaces, 'Victorian' style brick tiled splashbacks, under window sink units and a built-in cooker hob, extractor, oven & grill. Provision is provided for a washing machine and freestanding fridge freezer.

On the first floor, a landing provides access to all rooms. Bedroom one is to the front of the property with bedroom two, also a double size room, is to the rear and benefits from a built wardrobe. The bathroom is fitted with a white contemporary three-piece suite with wash hand basin, screened WC and a practical 'P' shape bath for easier showering.

Outside, the property boasts a paved and walled garden with gate to the front and an enclosed walled brick paviour yard to the rear with an outside water tap and brick-built storage shed. A rear gate provides access to a private resident passageway, which is secure with a lockable entrance gate

LOCATION:

The property is located along Clarendon Road, close to the junction with Commercial Brow, Victoria street and Ashton Road. Hyde Park, ideal for outdoor leisure, is in sight and moments away, plus both Flowery Fields and Newton railway stations can each be reached in ¼ mile.

This home is conveniently situated for a range of local amenities, reputable schools, supermarkets, and leisure facilities. Hyde town centre is a short distance away and access to the motorway network is nearby, making it ideal for commuters travelling to Manchester and surrounding areas.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £33,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £33,000 to £40,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

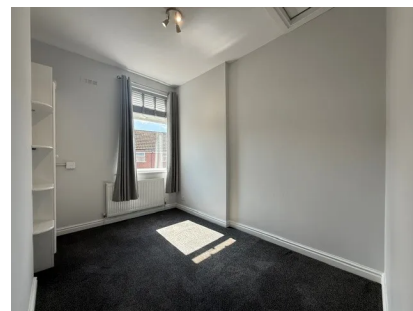
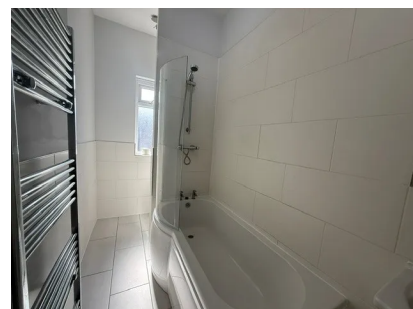
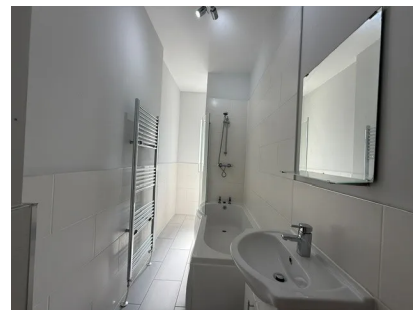
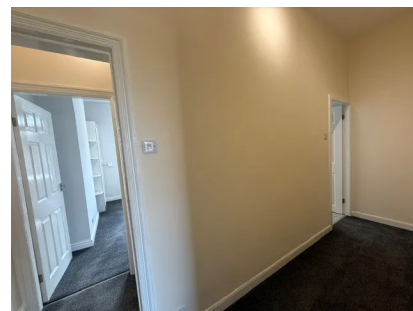
COUNCIL TAX BAND:

Band: A

PROPERTY CONSTRUCTION:

Brick Walls / Slate Roof.

ROOM SCHEDULE & MEASUREMENTS:



Please refer to the floor plan for details.

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Gas

Broadband Type: Standard / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 11 / SF: 80 / UFF: 1800

Broadband Upload MBPS: Std: 0.9 / SF: 20 / UFF: 220

Mobile Signal: Voice – Yes / Data Yes

Three 84% / EE 83% / O2 83% / Vodafone 81%.

Reference Checker: www.checker.ofcom.org.uk

PARKING:

Roadside Parking Only.

KNOWN RESTRICTIONS:

Maximum number of residents/occupants: Four

ACCESSIBILITY:

Accessibility benefits include: Sorry, none identified.

FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

TENANCY OFFER:

The property will be offered with an Assured Periodic Tenancy agreement.

TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.

They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.



RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

CLIENT MONEY PROTECTION:

Client Money Protection membership with Client Money Protect.
Membership Number CMP0111300

PROPERTY REDRESS SCHEME:

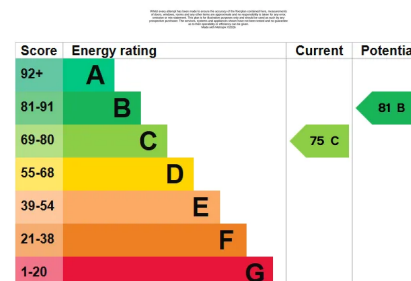
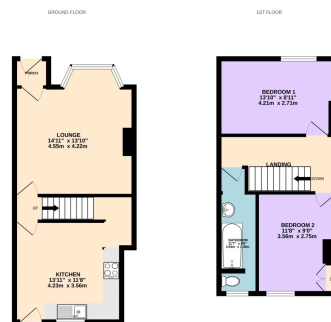
Property Redress Scheme membership with PRS.
Membership Number PRS015375

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

WEBSITE REFERENCE:

Number 20319

**Contact Us****O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire**

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: info@oconnorbowden.uk

SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may

however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded