

**FOR SALE****£725 Per Calendar Month****19 York Street, Oswestry, Shropshire, SY11 1LX**

Halls are delighted to present this fully refurbished two bedroom mid terrace property to the lettings market. The property is situated within close proximity to Oswestry town centre, Woodside school and other local amenities. The property benefits from gas central heating, kitchen, bathroom and has been newly decorated. The property briefly comprises two reception rooms, modern kitchen, two bedrooms, bathroom and yard space to the rear.





- Well-presented two-bedroom mid-terraced home in a convenient town location
- Walking distance to local shops, schools and Oswestry town centre amenities
- Spacious living accommodation with a bright and practical kitchen
- Enclosed rear garden

DIRECTIONS

From our office on Church Street continue onto Willow Street and head towards B4580, turn left into Oak Street and take left down York Street. Continue along York Street where the property can be found on the right identified by our 'To Let' sign.

LOCATION

Oswestry is a market town located on the border of England and Wales. Famous for its outside markets on Wednesdays and Saturdays and livestock market, Oswestry is one of the country's oldest recorded border towns. The town centre boasts a number of independent and high street shops along with a number of specialist retailers and has a number of popular restaurants. Oswestry show ground plays host to a variety of annual fairs, music festivals and the Oswestry show. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh. Road links to Chester, Shrewsbury and Welshpool with Gobowen railway station 3 miles approx.

ENTRANCE

UPVC front door to:

LIVING ROOM

With wooden fire surround with open inset grate and tiled hearth, window to front aspect, radiator, corner unit/display plinth.

Archway to:

DINING ROOM

Window to rear aspect, small cupboard under stairs

Doorway to:

KITCHEN

With newly fitted base units, stainless steel sink and drainer with mixer tap, integrated oven and electric hob, integrated fridge, window to side aspect, part tiled walls, tiled floor, radiator and UPVC double glazed door to rear. Staircase to first floor.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord.

Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



2 Bedroom/s



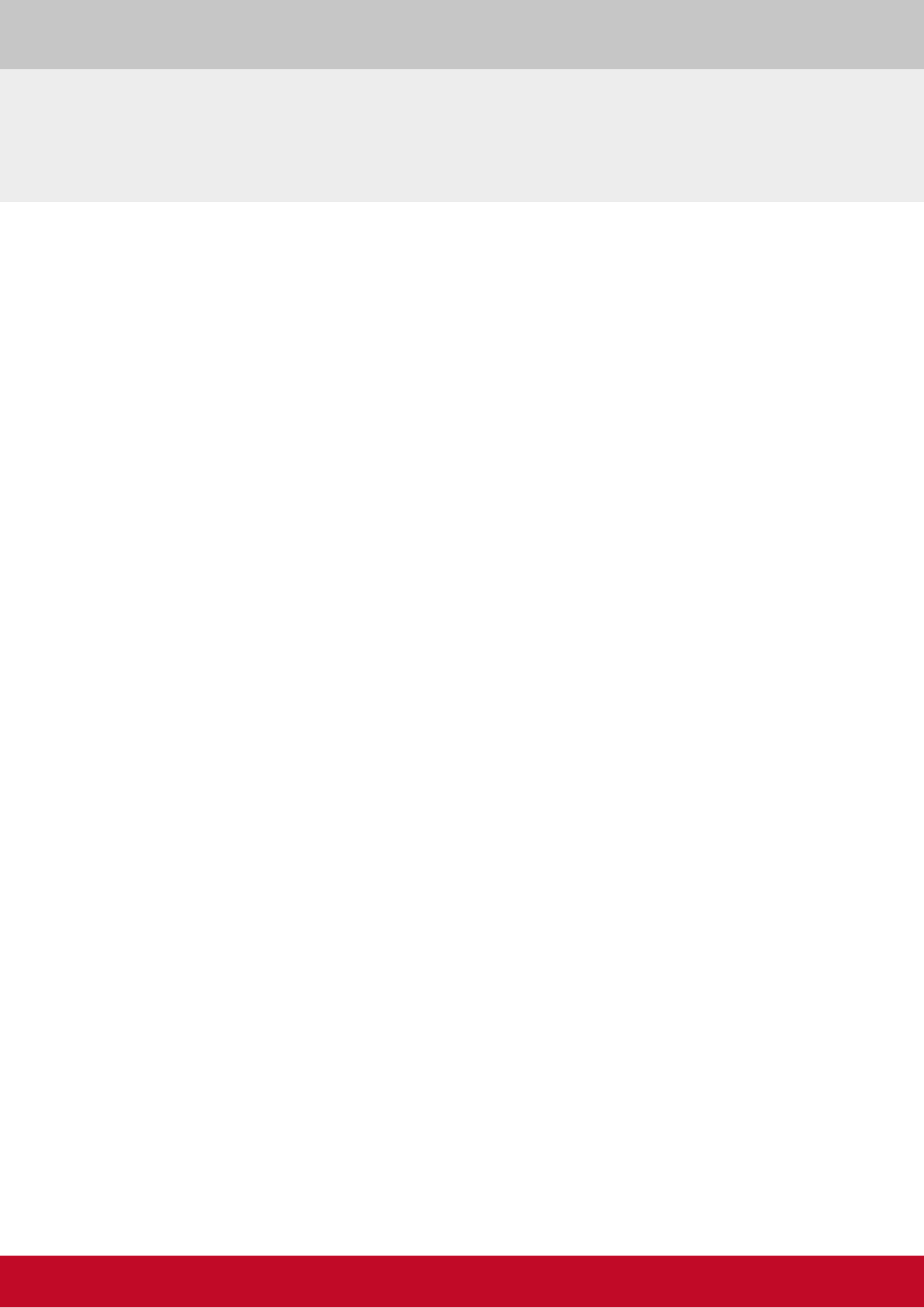
1 Bath/Shower
Room/s

COUNCIL

The property is currently showing as Council Tax Band A. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

By appointment through the letting agents. Halls, Oswestry Office, TEL (01691) 670320.



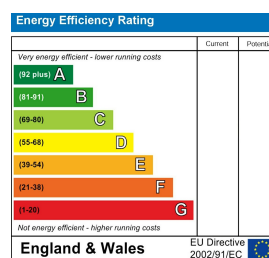
FOR SALE

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@hallsgb.com



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