



39 Greenside, Walton - WF2 6NN

Rent £695 PCM Refundable Tenancy Deposit £801.00

Holroyd Miller have pleasure in offering to let this one bedroom stone cottage with accommodation over three levels, situated in Walton Village.



Entrance Porch

With wooden entrance door, worktop, with plumbing for automatic washing machine, central heating boiler, internal door providing access to...

Kitchen

14' 11" x 14' 8" (4.55m x 4.46m)

Spacious kitchen area with a range of matching cream and wall base units contrasting worksurfaces and breakfast bar, stainless steel sink and drainer, integrated dishwasher, cooker with five ring gas hob, stone effect flooring, central heating radiator and double glazed window, stair case leading to first floor landing

Basement Lounge

Situated in the basement, with curved stone ceiling and exposed brick work, central heating radiator.



First Floor Landing

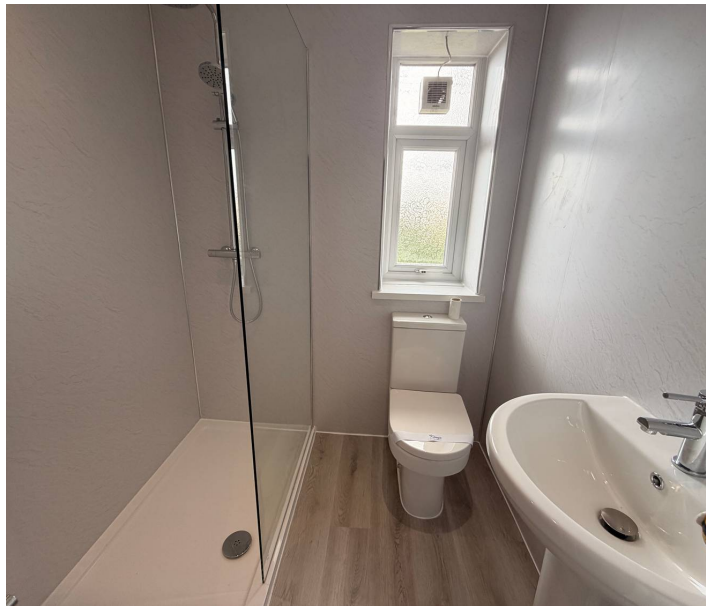
Bedroom

Spacious bedroom with double glazed window providing open views over adjacent farm land, original cast iron feature fireplace, exposed beams, central heating radiator

Bathroom

Recently installed bathroom with modern white suite comprising walk in double shower cubical, low flush w.c, pedestal wash hand basin, frosted double glazed window with extractor fan.





Material Information

Council Tax Band A. EPC Rating D

Date Available: Immediately Subject to References and obtaining relevant safety certificates

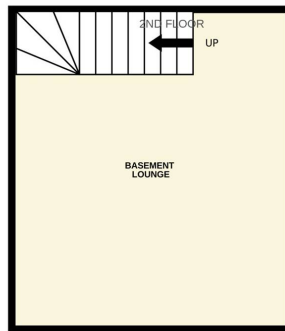
Property Type: Stone Cottage with Accommodation over Three Levels

Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is not on a meter. Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £160.00 During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred Any other permitted payments, not included above, under the relevant legislation including contractual damages.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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