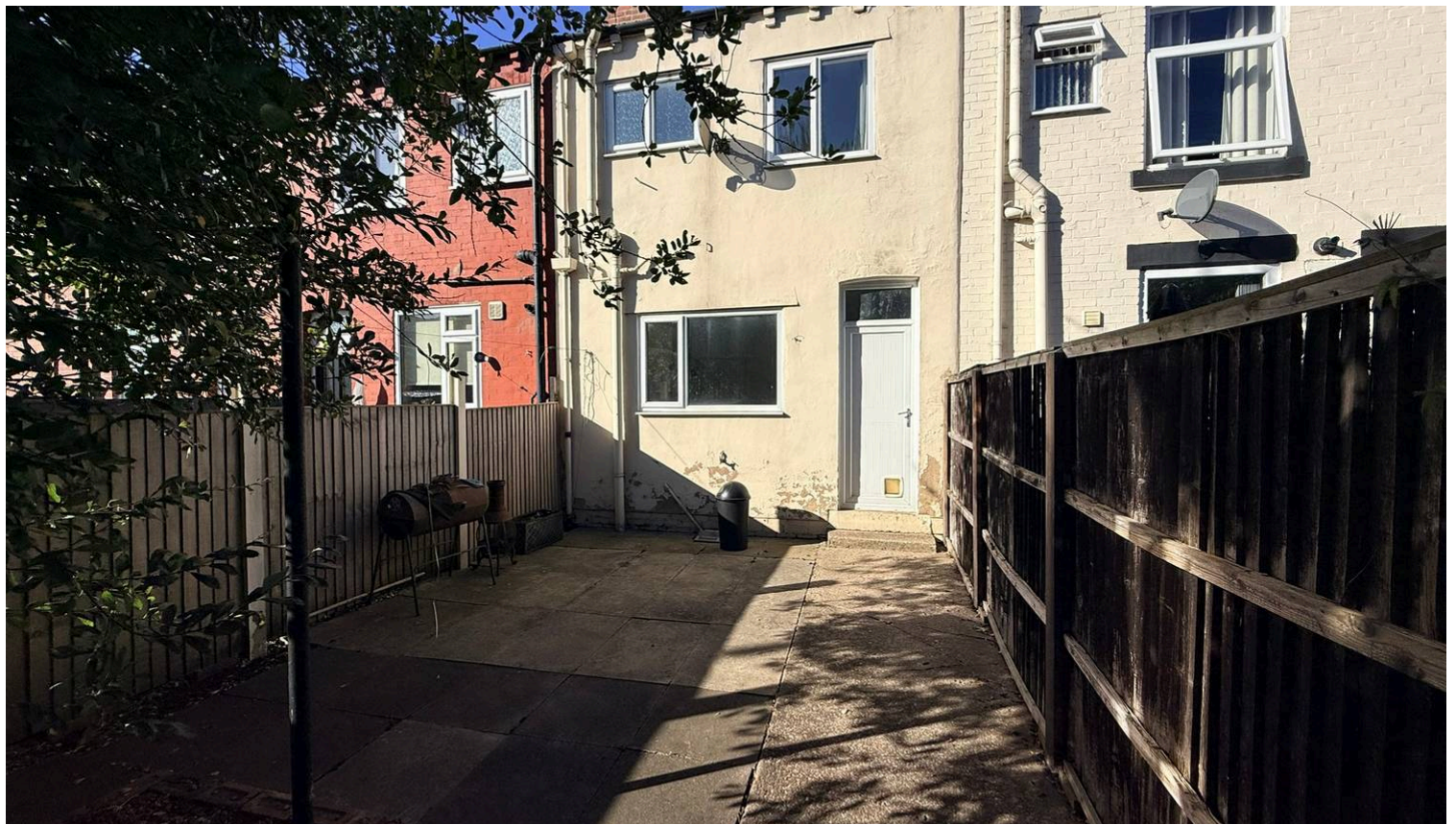




27 Marshall Street, Stanley - WF3 4HT

Rent £800 PCM Refundable Tenancy Deposit £923.00

Holroyd Miller have pleasure in offering to let this two bedroom mid terrace property with loft conversion room and cellar.
Enclosed paved garden.



Entrance Porch

With double glazed entrance door and window.

Living room

13' 10" x 11' 11" (4.22m x 3.63m)

With wall mounted electric fire, neutral decor, double glazed window, double panel radiator, cornicing to the ceiling.

Kitchen / diner

13' 10" x 12' 9" (4.22m x 3.88m)

Fitted with a matching range of cream fronted wall and base units, worktop areas, stainless steel sink unit, single drainer, built in oven and hob with extractor hood over, plumbing for automatic washing machine, double glazed window and rear entrance door, single panel radiator, access to useful keeping cellar.

Stairs lead to First Floor Landing

Bedroom 1

13' 10" x 11' 11" (4.22m x 3.63m)

Two double glazed windows, single panel radiator, neutral decor.

Bathroom

9' 10" x 6' 5" (3.00m x 1.96m)

Furnished with modern white suite with pedestal wash basin, low flush w/c, paneled bath with electric shower over, tiling, double glazed window, chrome heated towel rail, storage cupboard containing Ideal combination central heating boiler.

Bedroom 2

9' 10" x 7' 5" (3.00m x 2.25m)

Double glazed window, single panel radiator, neutral decor.





Spiral Staircase Leads to....

Loft room

18' 0" x 13' 10" (5.48m x 4.22m)

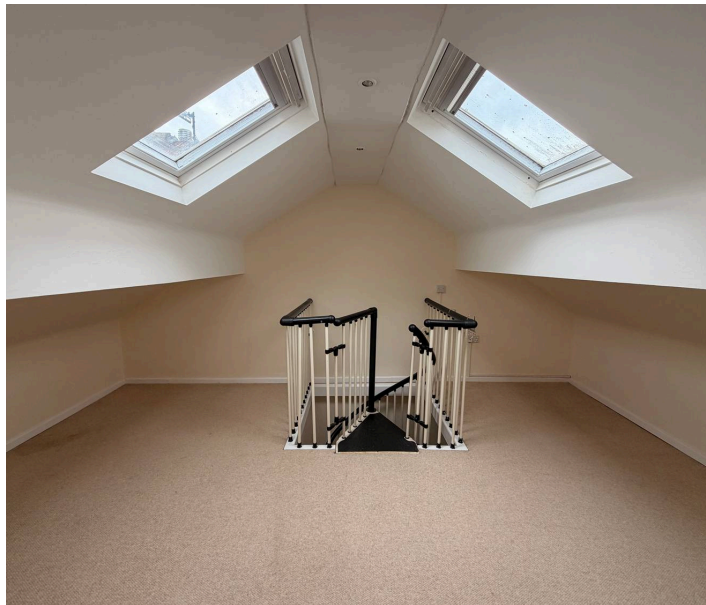
With two double glazed Velux roof lights, access to eaves storage.

Outside

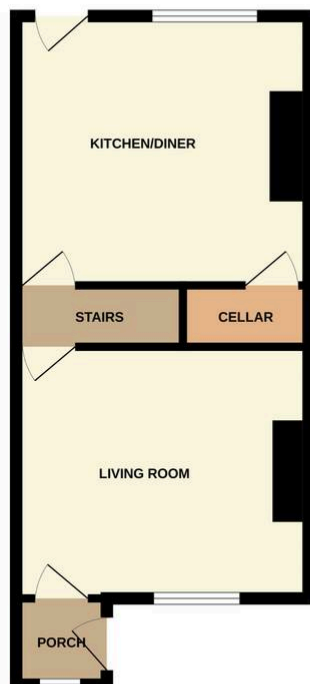
Buffer garden area to the front, to the rear, paved garden for ease of maintenance.

Material Information

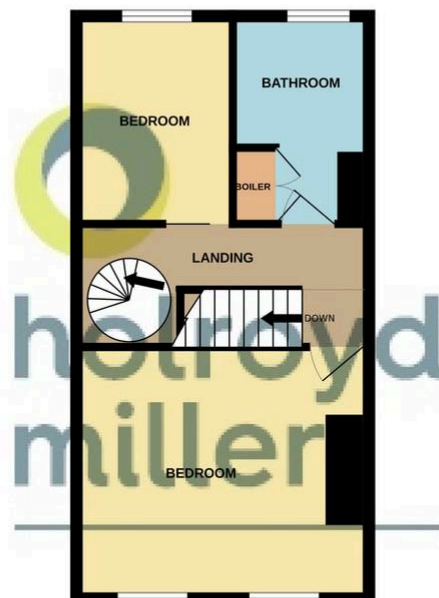
Council Tax Band A EPC Rating E Date Available: Immediately Subject to References and Obtaining Relevant Safety Certificates Property Type: Mid Terrace House Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is on a meter. Please note that the gas and electric meters are pre-paid 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 £184.00 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.



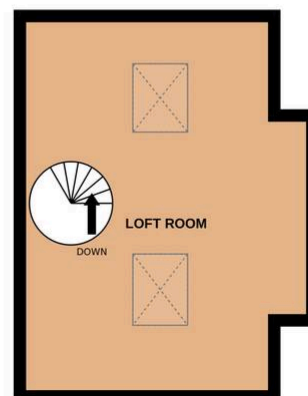
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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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Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.