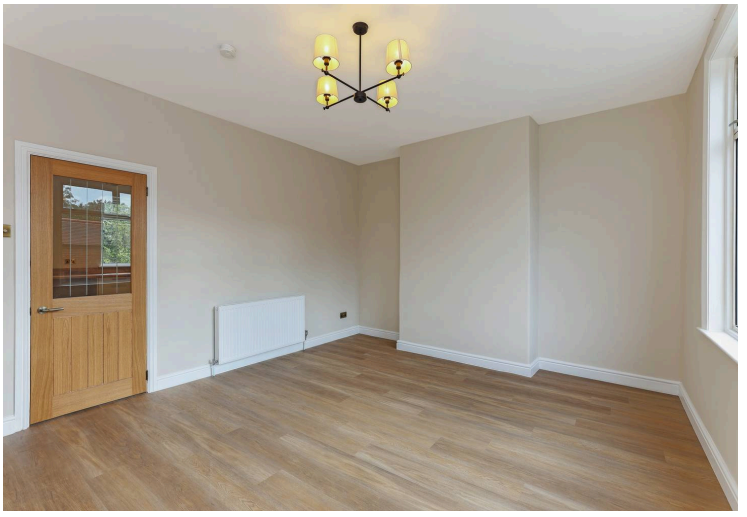






148 High Street, Crigglestone

Rent £950 per calendar month Refundable Tenancy Deposit £1096.00

Recently Refurbished Terraced Home • Superb Large Kitchen Diner brand new! • Two Double Bedrooms • Good sized rear garden • Light oak internal doors and luxury flooring

Please note that this brochure relates to the lettings listing.

Entrance to Living Room
With luxury vinyl flooring in medium oak, light oak internal door being glazed, a light and airy room with double glazed entrance door, double panel radiator.

Kitchen/Diner
Superbly recently refitted with a range of cream shaker style fronted wall and base units, contrasting oak effect worktops, stainless steel sink unit, single drainer with mixer tap unit, a comprehensive range of built in appliances including fridge and freezer, dishwasher, oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, useful understairs storage cupboard, central heating radiator, luxury vinyl flooring in oak.

Stairs lead to First Floor Landing
With central heating radiator.

Bedroom to Front
Recently redecorated and carpeted with double glazed window, central heating radiator, a good sized double bedrooms.

Bedroom to Rear
An excellent master bedroom with built in storage cupboard over the staircase, double glazed window overlooking the rear garden, central heating radiator and open views.

Combined Shower Room
Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, walk-in shower, double glazed window, central heating radiator.

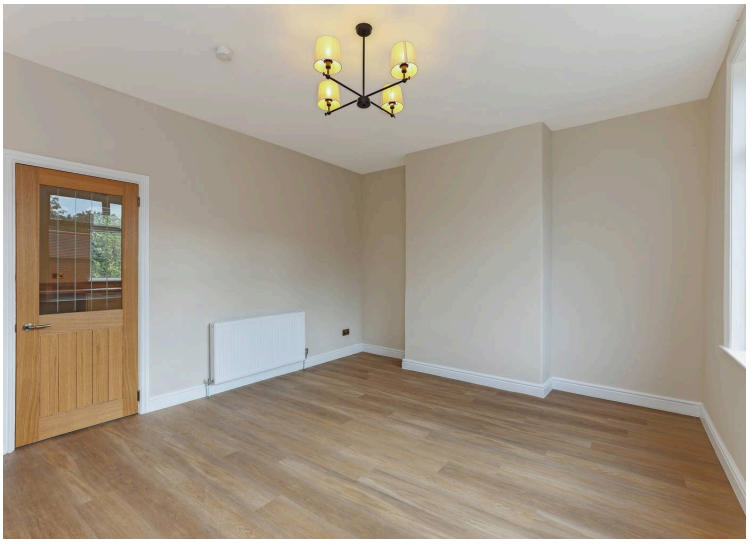
Outside
Buffer graveled garden area to the front, to the rear good size lawn garden with pedestrian right of access over the neighboring properties, former outside w/c/brick built store.

Material Information for Letting
Council Tax Band A EPC Rating C Date Available: Immediately Subject to References and Obtaining Relevant Safety Certs Property Type: Mid Terrace Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is on a meter. Broadband and Mobile Signal Coverage can be checked https://checker.ofcom.org.uk/

Material Information Continued
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 £219.00 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.







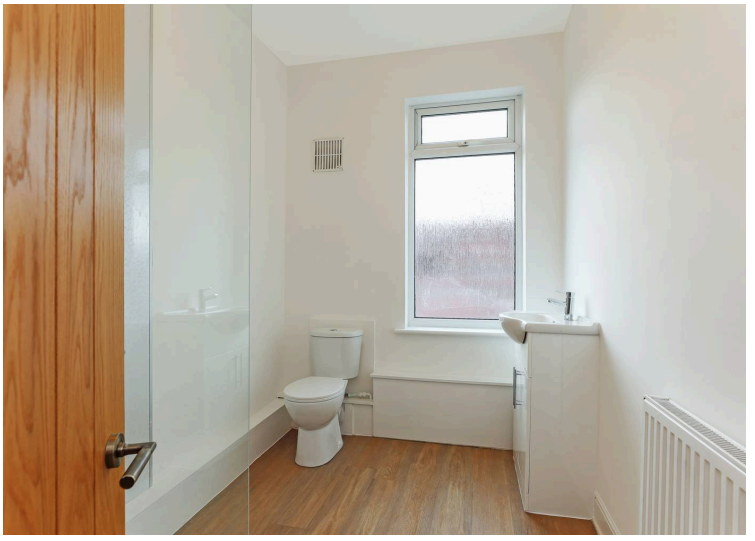



WELCOME





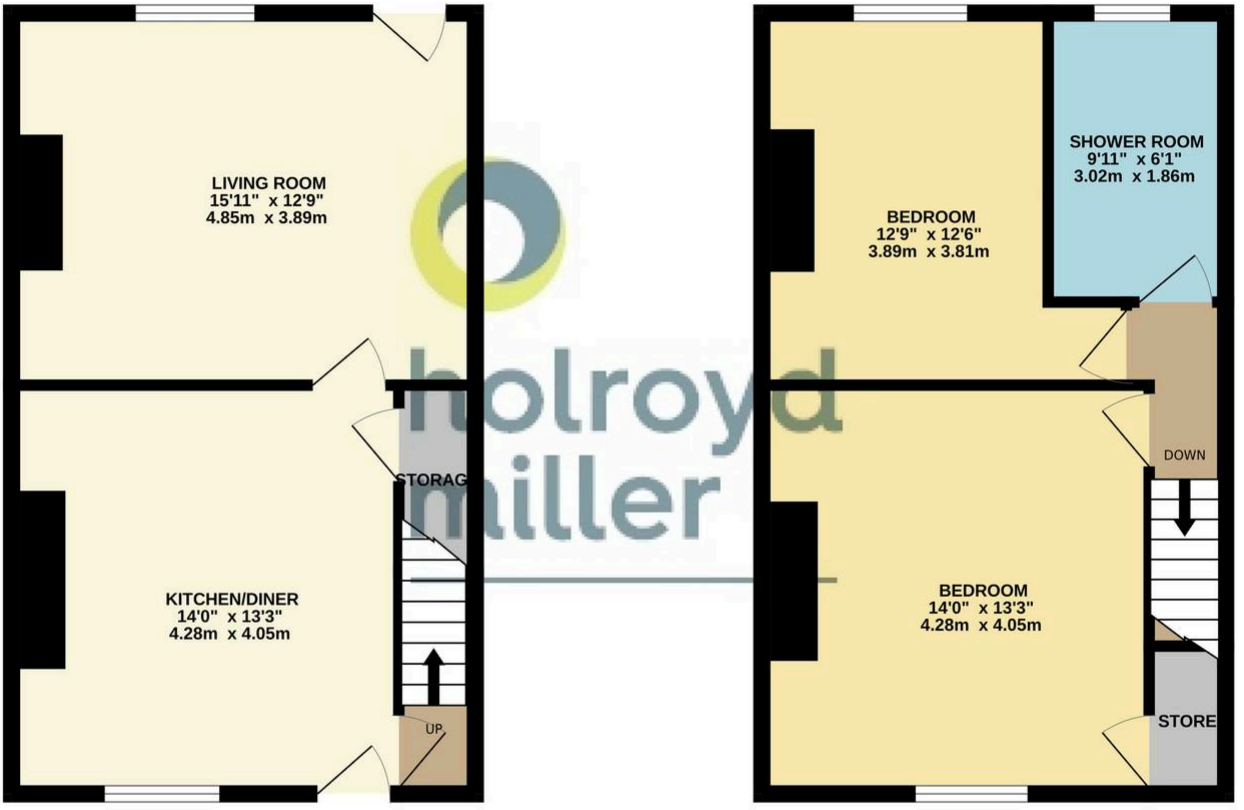






GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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