

TO LET



Normandale Road, Great Houghton
£725 pcm


MARTIN & CO

Normandale Road, Great Houghton

Terraced House,
2 bedroom, 1 bathroom

£725 pcm

Date available: Available Now

Deposit: £836.53

Unfurnished

Council Tax band: A

- New Carpets Throughout
- Recently Decorated
- Spacious Lounge
- Enclosed Rear Yard
- Close to local Amenities
- On Street Parking
-

New to the market is this 2 bedroom terraced property in Great Houghton. The property has recently been decorated and has had brand new grey carpets fitted throughout.

Downstairs is a spacious living room which leads through to the kitchen diner at the rear of the property. The kitchen is complete with white base and wall units, and grey patterned tiles to the floor and splash back. It also includes a free standing oven and hob.

Moving upstairs to the first floor, the main bedroom is large



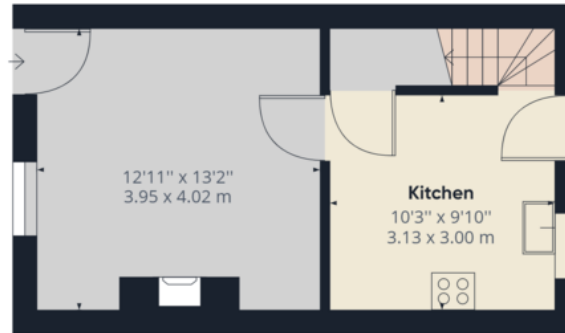
and airy with plenty of space for a king-sized bed and wardrobes. The second single bedroom is also on this floor. The family bathroom is complete with a white three piece suite and overhead shower.

The garden is fully enclosed and fully concreted, making it perfect for anyone looking for something low maintenance. Parking is on street to the front of the property.

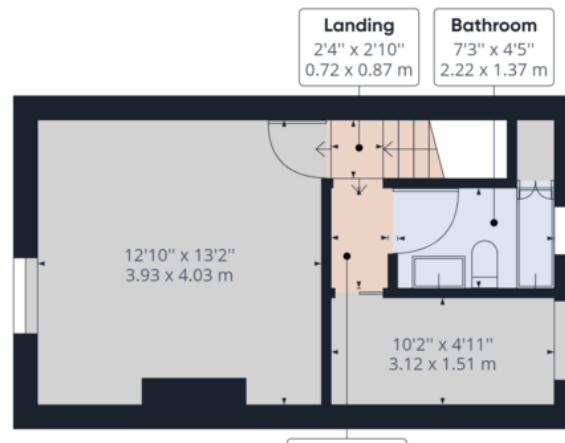
Viewing is advised to appreciate the size and finish of this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	56	
(39-54)	E		



Ground Floor Building 1



Approximate total area⁽¹⁾
 585.42 ft²
 54.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

