



38 Upper Lane, Netherton - WF4 4NQ

£850 pcm Refundable Tenancy Deposit £980.00

Holroyd Miller have pleasure in offering to let this well presented and spacious two bedroom terrace house with rear garden and on street parking.



Entrance Hall

Upvc door with stairs leading to first floor landing

Lounge

11' 8" x 16' 2" (3.56m x 4.93m)

Spacious room with feature fire with surround, double glazed window, central heating radiator, store leading to cellar and double doors opening to

Kitchen

16' 0" x 5' 8" (4.87m x 1.72m)

Fitted with a matching range of wall and base units with contrasting worktops, two double glazed windows, integrated oven and hob with extractor over, stainless steel sink and drainer, space and plumbing for washing machine, UPVC door providing side access.



Cellar

Landing

First Floor Landing

Bedroom

9' 0" x 16' 2" (2.74m x 4.93m)

Being neutrally decorated with double glazed window and central heating radiator.

Bedroom

6' 11" x 11' 11" (2.10m x 3.63m)

(Maximum Measurement) Being neutrally decorated with double glazed window and central heating radiator





Bathroom

House bathroom being fully tiled having modern white suite comprising vanity style hand basin, bath with shower over, low flush W.C, double glazed window, chrome heated towel rail, extractor fan.

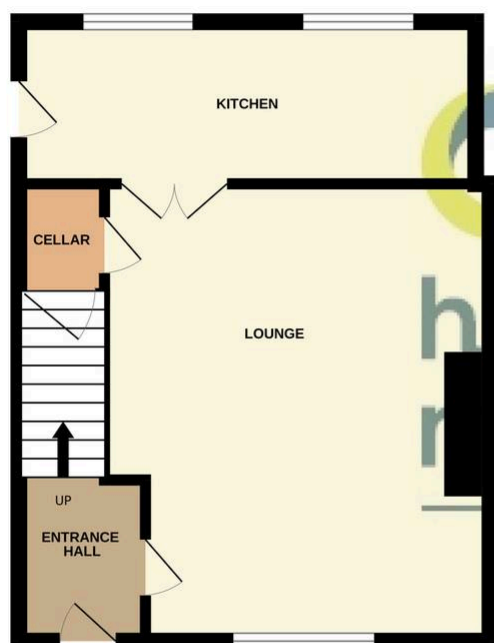
Outside

Raised garden being mainly laid to lawn with patio area. On street parking to the front.

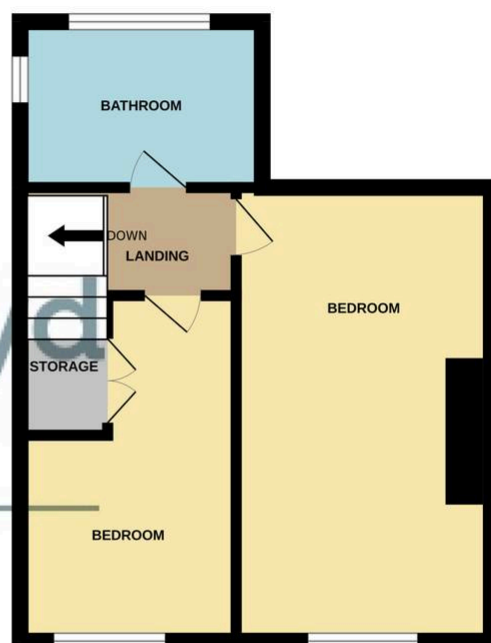
Material Information

Council Tax Band A EPC Rating D Date Available: Please contact the office to discuss - any agreed move in date would be subject to References Property Type: End Terrace House - 2 Bedrooms 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/>. 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 £196.00 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



1ST 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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