



7 Julie Avenue, Durkar - WF4 3PL

For Sale £225,000 | To Let £895 pcm Refundable Tenancy Deposit £1094.00

A well presented two bedroom semi detached true bungalow in a popular and convenient location, with gas fired central heating, double glazing, driveway and garage, modern kitchen and shower room. No Chain, Viewing Essential.



Side Entrance to Kitchen/Diner

Fitted with a matching range of cream wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, mixer tap unit, built in oven and hob with extractor hood over, plumbing for automatic washing machine, built in storage cupboard/pantry, Vaillant combination central heating boiler, two double glazed windows and side entrance door, central heating radiator.

Living Room

Having feature fire surround and hearth with electric fire, double glazed window, single panel radiator.

Inner Hall Way

With access to the Loft.

Combined Shower Room

With attractive marble tiled walls, electric shower, wash hand basin set in vanity unit, low flush w/c, double glazed window, chrome heated towel rail.

Bedroom to Rear

With built in storage cupboard, double glazed window, single panel radiator.

Bedroom to Rear

With double glazed window, single panel radiator.





Material Information for letting
Council Tax Band B. EPC Rating D

Date Available: Immediately Subject to References and
Obtaining Relevant Safety Certificates

Property Type: Semi Detached True Bungalow

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 £206.00

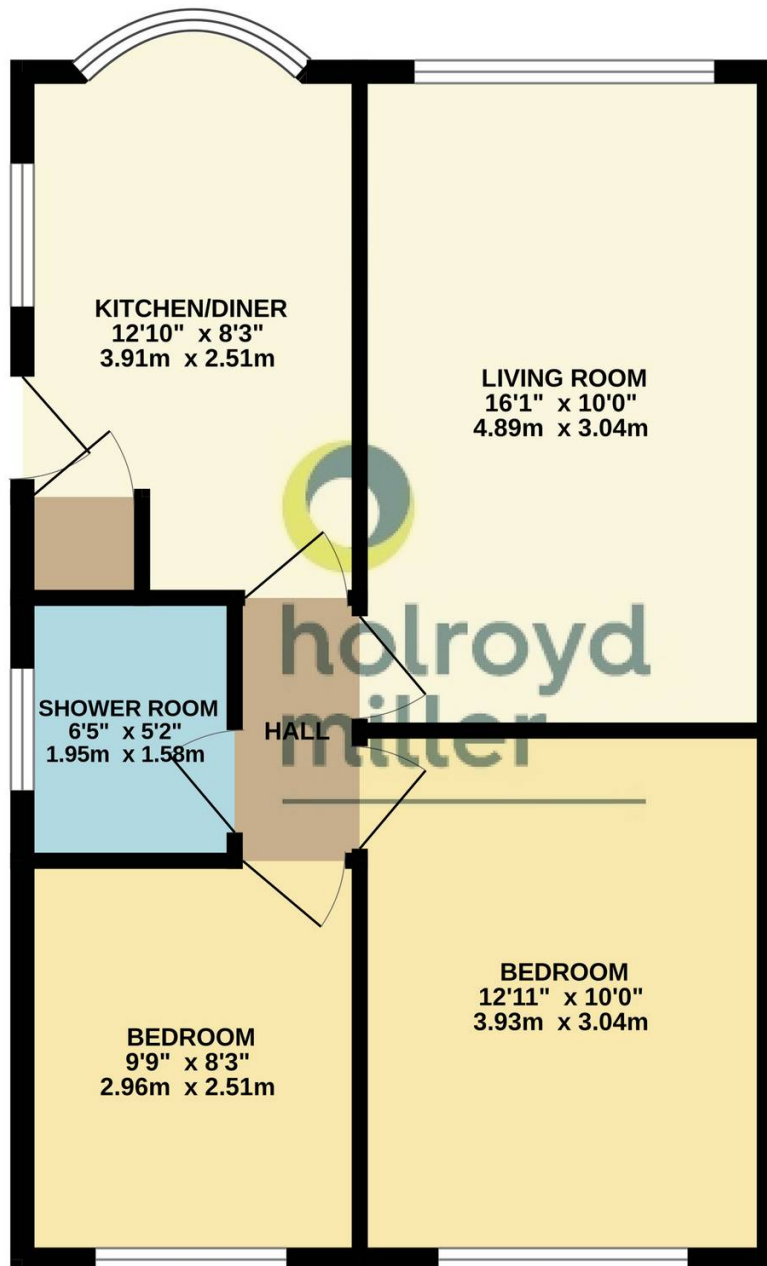
During The Tenancy payable to the Agent/ landlord

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
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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.