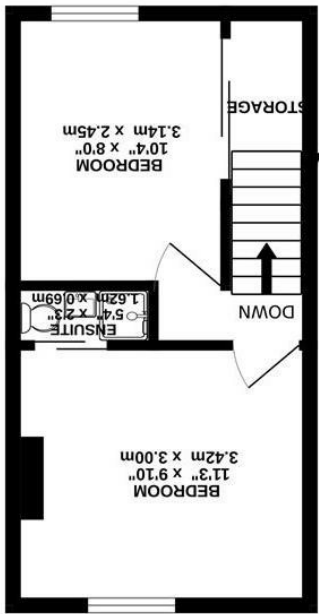
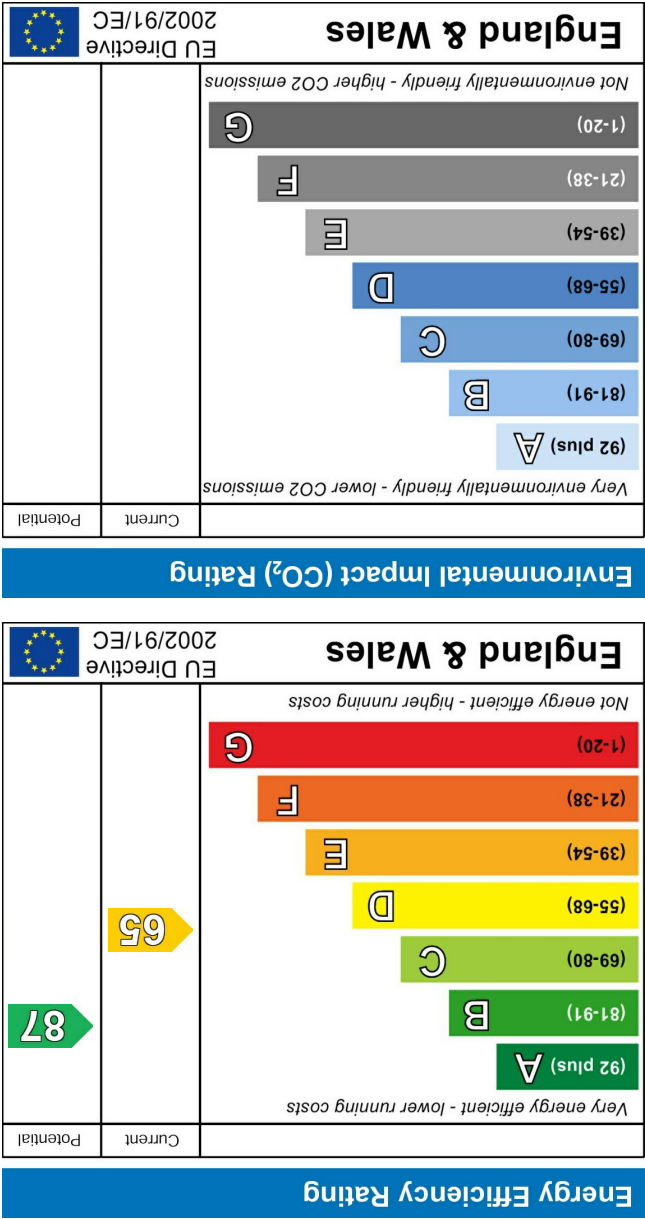
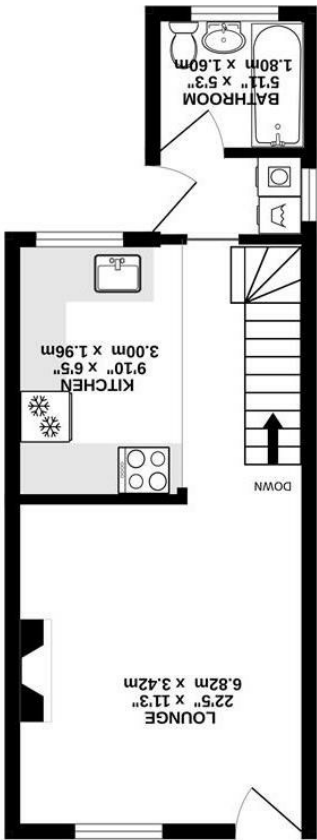




1ST FLOOR
248 sq. ft. (23.1 sq.m.) approx.



GROUND FLOOR
297 sq. ft. (27.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for guidance 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.
Made with Hologram CO23





Property Description

A very desirable two bedroom mid terraced cottage with a good mixture of modernisation and characterful features throughout, offering comfortable living with a good sized garden to the rear. This attractive house is situated only a short walk from the mainline station with the local amenities of Hatfield Road and the City centre also in close walking distance, perfectly suited to professional person or couple.



Open plan style living room

Modern fitted kitchen with appliances

Utility area with a washing machine & dishwasher

Contemporary bathroom suite

Rear garden with decking area

Double bedroom with en-suite shower room

Second bedroom with built-in wardrobe

Driveway parking for one car

Gas central heating

Council Tax band D

EPC rating band D



Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).

