

6 WOODSIDE ROAD
SIMONSTONE
BB12 7JG

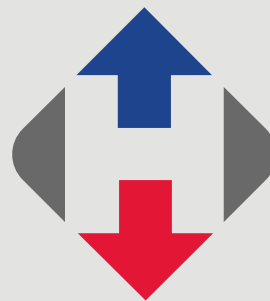
£850 per month



- Well-presented link detached house
- Open-plan lounge & dining area
- Conservatory, gardens, garage
- Quiet cul-de-sac location
- 3 good bedrooms
- Bright fitted kitchen, utility, w.c.
- 3-piece bathroom with shower
- Unfurnished. Min 12-month tenancy.

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Situated in a quiet cul-de-sac in the popular village of Simonstone, this well-presented link-detached house offers excellent family-sized accommodation.



The ground floor comprises a good-sized open plan lounge and dining room, conservatory, fitted kitchen, utility area and w.c. On the first floor, there are three bedrooms and a bathroom suite with shower.

Outside, there are lovely gardens to the front and rear, single car garage and driveway.

LOCATION: Entering Simonstone from the Read direction, turn left into Bealey Avenue. Proceed to the top of the road then turn left, then right and left again into Woodside Road.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: Built-in storage cupboard.

LOUNGE: 5.3m x 4.6 (17'5" x 15'1"); with modern wall-mounted log-effect electric fire. Open to:

DINING AREA: 3.1m x 2.7m (10'2" x 8'10").

CONSERVATORY: 3.2m x 2.8m (10'6" x 9'2"); French doors to rear garden.

KITCHEN: 3.0m x 2.5m (9'11" x 8'2"); with range of bright fitted wall and base units with complementary laminate working surfaces, integrated double electric oven, four-ring ceramic hob with extractor over.

UTILITY ROOM: With built-in cupboard, plumbing for washing machine and door to rear garden.

CLOAKROOM: Housing two-piece suite comprising low suite w.c. and washbasin.

FIRST FLOOR:

LANDING: Built-in storage cupboard.

BEDROOM ONE: 4.1m x 3.0m (13'5" x 9'11").





BEDROOM THREE: 3.0 x 2.2m (9'11" x 7'3"); built-in cupboard.

BATHROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with thermostatic shower over.

OUTSIDE: To the front of the property is a driveway providing off-road parking for one car. To the rear is an easy-to-maintain garden.

DEPOSIT: £980.00

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band D, £1,855.22 (April 2020).

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





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