



65 HOLM DRIVE ELTON CHESTER CH2 4RR

TO LET

£725 pcm exclusive of outgoings

An attractive mid terraced two bedroom house with off road parking and a rear lawned garden. The property is being let unfurnished and is situated within a popular area of Elton offering good road links to the M56 and M53 motorways.

ACCOMMODATION

LOUNGE

Fitted carpet, curtains.

KITCHEN

Fitted kitchen wall and base units, washer/dryer, electric oven and hob, fridge, vinyl flooring.

BEDROOM

Fitted carpet.

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BATHROOM

Bathroom suite, comprising of W.C. wash hand basin, bath and shower attachment over bath.

GARDEN

Lawned garden with shed.

COUNCIL TAX

Cheshire West and Chester Council - Band B

TENANCY

An Assured Shorthold Tenancy for an initial period of twelve months. Renewals possible thereafter subject to discussion and compliance with the tenancy terms. The rent will be payable monthly in advance. A deposit of five weeks rent is payable.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

INSURANCE

The landlord is responsible for insuring the building and any of the landlords furniture/fittings. Tenants are obliged to take out their own contents insurance.

VIEWINGS

By appointment call our office on 0161 941 4228

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T. All photographs were taken in December 2021.

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective tenants will be required to provide proof of ID, address and meet the Right to Rent obligations.



Oakwood
PROPERTY SERVICES

PRS Property Redress Scheme

