



York Street, Altrincham, WA15
Asking Price Of £1,400 pcm



Property Features

- Two Double Bedroom Terrace House
- Catchment Area for Trafford's Outstanding Schools
- Private Rear Garden
- Modern Bathroom and Kitchen
- Available from 27th November 2023
- Just Five Minutes Walk to Shops and Restaurants
- Close to Transport Links
- Double Glazing Throughout
- More than 1000 sq ft Internal Space
- High Ceiling Throughout



Full Description

A modern and well presented two double bedroom terrace house with private garden. This is a Victorian terrace house with high ceilings and large windows throughout, offering a modern fitted kitchen and bathroom.

The property is a perfect home for a couple or small family, with two generous bedrooms. This property will be available from the 27th November 2023



ENTRANCE HALL

The house is entered via a hard wood front door with glazed insert, this leads into the entrance hall. The hall is fitted with a pendant light fitting; carpeted flooring; recessed door matt; a single panel radiator and doors leading to the lounge and dining room; plus a carpeted balustrade staircase to the first floor accommodation.

LOUNGE

10' 10" x 11' 2" (3.31m x 3.41m)

The lounge area is located to the front of the property, with uPVC double glazed window to the front aspect. This room offers carpeted flooring; a pendant light fitting; a single panel radiator; television and telephone points and plenty of room for a sofa, coffee table and bookshelves.

DINING ROOM

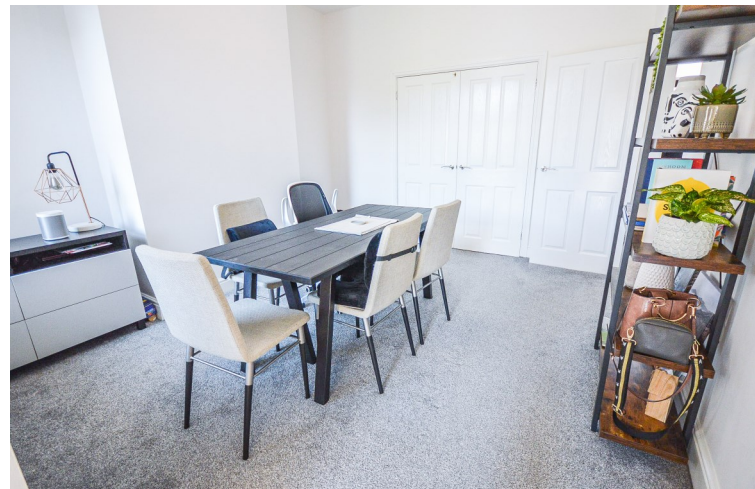
11' 10" x 14' 11" (3.62m x 4.57m)

Adjoining the lounge area via a set of wooden panelled double doors, is the dining room. This room is fitted with carpeted flooring; uPVC double glazed French doors to the rear garden; a ceiling mounted light fitting; a double panel radiator; door leading to under-stairs storage cupboard and opening to the kitchen area. This room is more than large enough to accommodate a six seater dining table; side board and further storage items in the space under the stairs.

KITCHEN

13' 9" x 14' 4" (4.21m x 4.38m)

A bright and modern fitted kitchen with uPVC double glazed French doors leading to the rear garden and a uPVC double glazed window to the side aspect. The kitchen is fitted with a range of matching base and eye level storage units; two ceiling mounted light fittings; tiled flooring; a recessed stainless steel one and a half bowl sink, with chrome mixer tap over; space and plumbing for a freestanding washing machine and fridge-freezer (current tenant willing to leave their fridge-freezer free of charge if required). There is also a wall mounted combi boiler; four ring gas hob with stainless steel extractor fan over and electric oven under; tiled splash back and single panel radiator.



MASTER BEDROOM

10' 10" x 15' 1" (3.32m x 4.62m)

Located off the first floor landing one will find the spacious master bedroom with uPVC double glazed window to the front aspect. This room comprises of carpeted flooring; a ceiling mounted light fitting and a single panelled radiator. This room is large enough to accommodate a king sized bed, wardrobes, chest of draws and dressing table.



BEDROOM TWO

14' 6" x 9' 2" (4.44m x 2.81m)

The second bedroom is another good sized double bedroom. This room is presently utilised as a guest bedroom with space for double bed, wardrobe and chest of draws. This room offers carpeted flooring; a ceiling mounted light fitting; a uPVC double glazed window to the rear aspect and a single panelled radiator.



BATHROOM

8' 10" x 9' 3" (2.71m x 2.82m)

A modern fitted bathroom located off the first floor landing. This room offers a uPVC double glazed frosted glass window to the rear aspect; tiled flooring and part tiled walls; a single panel radiator; low-level WC; bath tub; curved corner shower cubicle with chrome thermostatic shower system; a ceiling mounted light fitting and a wall mounted hand wash basin with storage cupboard under.

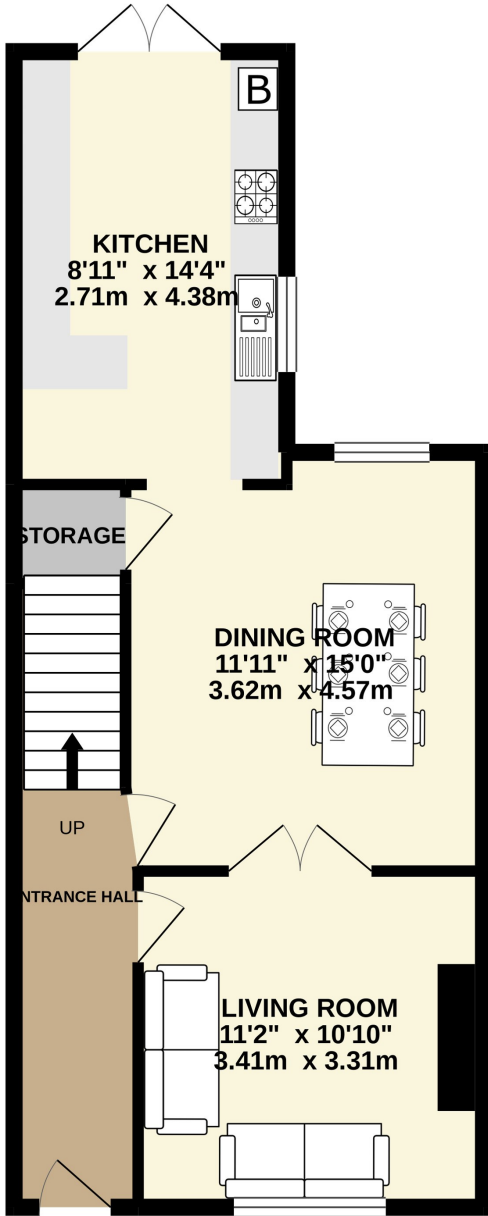


EXTERNAL

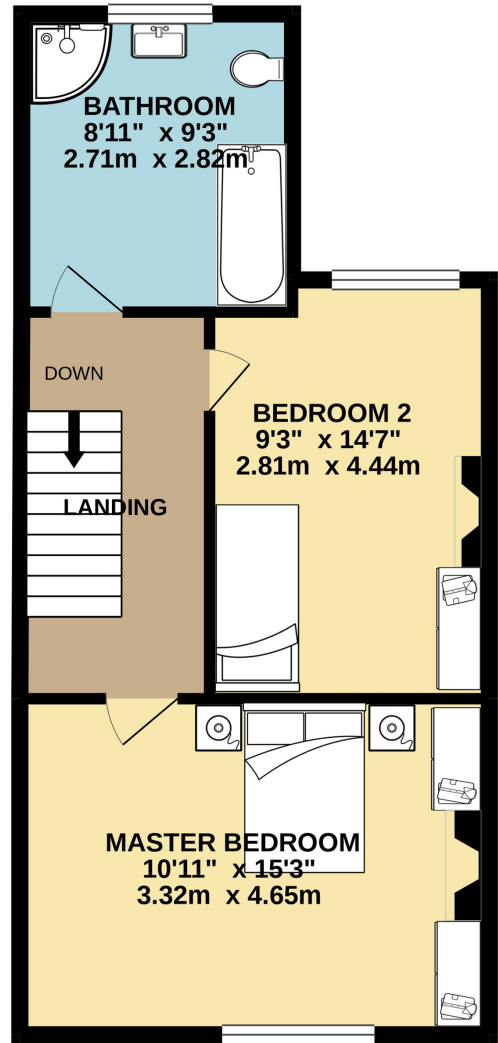
To the rear of the property is a good sized rear garden. The garden area can be reached via uPVC double glazed French doors from the kitchen area or via a rear gate. The garden is enclosed on three sides by a brick wall, allowing for ample privacy and security. There garden has well stocked borders filled with mature shrubs and small trees; a gravelled seating area and a paved patio area paved path leading to the end of the garden and to the side of the house.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When is this property available?** The property will come available for a new tenant to move in from the 27th November 2023.
- 2. How much will I need to earn to apply for this property?** One working tenant would need a salary of £42,000 per annum; two tenants who pay the rent in equal shares would need to earn £21,000 per annum each.
- 3. What sort of background checks will be conducted on me to secure this property?** We will require a reference from your current landlord and one from your current employer. We will also conduct a credit check; ID verification checks and an informal interview to ensure you are a suitable applicant for this unit. If you fail to meet the credit requirements, we will permit up front payment for 12 months. This would equate to £16,800 for 12 months rent in advance.
- 4. Is the property furnished?** No this property is unfurnished. The tenant will need to supply their own furniture including white goods.
- 5. Who manages this property?** The property is managed by Jameson and Partners, on behalf of the landlord. Therefore, all repairs are arranged by ourselves.
- 6. What is the council tax band for this property?** This property falls under council tax band C, which in Trafford is £1,668.21
- 7. What is the total tenancy deposit amount?** The deposit for this property, with a rent of £1,400pcm, totals to £1,615.38, the equivalent of 5 weeks rent.