



**Carouse**  
Estate Agents 

KELLS LANE, LOW FELL  
£650 PCM





## DESCRIPTION

Located in the heart of Low Fell we offer to the rental market this immaculate ground floor flat. The property has a great location for local bus routes, shopping, pubs and restaurants. Offered on a unfurnished basis the flat comprises of lounge, modern fitted kitchen with white goods, bathroom and two double bedrooms.

## ENTRANCE HALL

UPVC door, central heating radiator and under stairs storage cupboard



## LOUNGE

14' 1" x 11' 9" (4.29m x 3.58m) Rear facing lounge with an electric fire, central heating radiator, storage, internal door leading to bedroom two and UPVC window

## KITCHEN

11' 1" x 7' 3" (3.38m x 2.21m) Range of modern wall and floor units, integral stainless steel electric oven and cooker hood with a ceramic hob, integral washing machine, integral stainless steel sink unit with mixer tap, UPVC window and UPVC door to the rear.



## BEDROOM ONE

14' 7" x 12' 8" (4.44m x 3.86m) Located to the front of the property and having a UPVC window allowing plenty of natural light, central heating radiator and the focal point of the room being an original Victorian fire surround.

## BEDROOM TWO

14' 3" x 8' 2" (4.34m x 2.49m) Located to the rear of the property having a central heating radiator and UPVC window.



## BATHROOM

7' 10" x 5' 4" (2.39m x 1.63m) Spacious bathroom having a white suite which comprises of a panelled bath with shower over, pedestal wash basin, low level w.c, central heating radiator, UPVC window and tiled to the walls and floor.

## BACKYARD

Shared yard to the rear of the property.

## DISCLAIMER

One months rent in advance = £650



One months rent as a damage deposit = £650  
To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

