



Carouse
EstateAgents 

YORK STREET, PELAW
£600 PCM





DESCRIPTION

A spacious three bedroom upper flat located on York Street, Pelaw. The property comes with UPVC double glazing and gas central heating and ideally located for transport links. Stairs lead to the first floor where there is a spacious lounge, fitted kitchen with cooking appliances, bathroom with shower and three bedrooms. A private yard is located to the rear. Viewing advised

ENTRANCE HALL

UPVC door, stairs leading to the first floor landing.



LOUNGE

15' 1" x 12' 11" (4.6m x 3.94m) Located to the rear of the property and having laminate flooring, UPVC window, central heating radiators, and the focal point of the room being a feature fireplace with gas fire. An internal door leads through to the kitchen.

KITCHEN

10' 6" x 7' 3" (3.2m x 2.21m) Wood wall and floor units with contrasting work surfaces and splash tiling, integral stainless steel sink unit with mixer tap, central heating radiator, part tiled, stainless steel electric oven, cooker hood, ceramic hob, exit out to the rear yard and internal door leading to the bathroom.



BEDROOM ONE

14' x 12' 11" (4.27m x 3.94m) Having an original Victorian fire surround as the focal point of the room, central heating radiator and UPVC windows.

BEDROOM TWO

11' 4" x 7' 8" (3.45m x 2.34m) Located to the rear having central heating radiator and UPVC window

BEDROOM THREE

9' 2" x 7' 8" (2.79m x 2.34m) UPVC window and central heating radiator.



BATHROOM

7' 7" x 5' 3" (2.31m x 1.6m) White suite comprising of a panelled bath with electric shower over, low level w.c, pedestal wash basin, central heating towel radiator, UPVC



window and part tiled/clad walls.

EXTERNAL

There is a town garden located to the front of the property and a private yard located to the rear with gated access.

DISCLAIMER

One months rent in advance = £600

One months rent as a damage deposit = £600

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	73 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 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

