



York Street, Altrincham, WA15
Asking Price of £1,600 pcm



Property Features

- Two Double Bedroom Mid-Terrace Property
- Just Five Minutes Walk to Metro Link and Town Centre
- Double Glazed Throughout
- Private Rear Garden
- Newly Refurbished Throughout
- Modern Fitted Bathroom and Kitchen
- French Doors to Garden
- High Ceilings Throughout
- Off-Road Parking to the Rear and On Street Parking
- Available Immediately

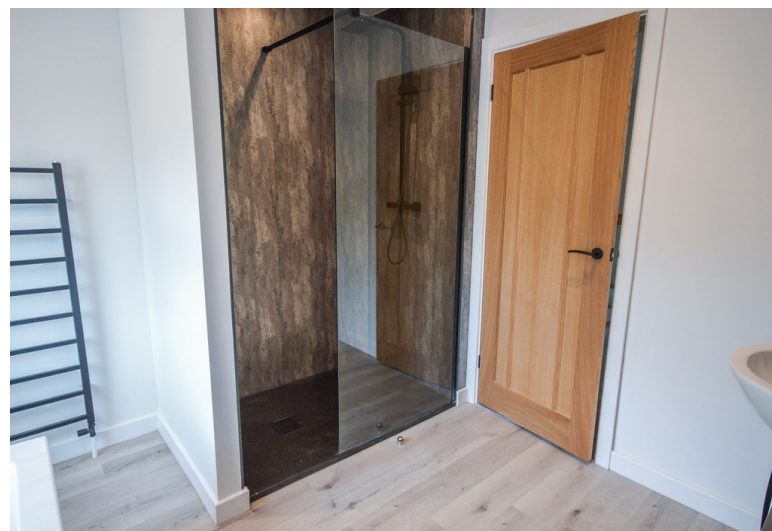


Full Description

This property is fully refurbished throughout, with a newly fitted kitchen and bathroom; new flooring and freshly painted. The property is a two double-bedroom mid-terrace house, located just five minutes walk into Altrincham Town Centre. Within easy walk of the Metro Link and Train station, as well as the wealth of shops and amenities on offer.

The property offers a private rear garden and on-street parking to the front and off-road parking to the rear.

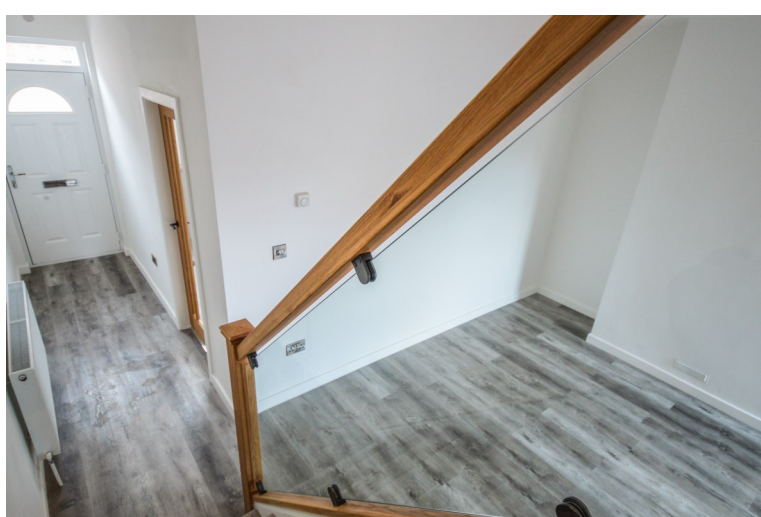
The property is offered unfurnished, therefore the new tenant will need to supply their own furnishing. The kitchen is fitted with modern integrated white goods, including a dishwasher; fridge-freezer; and oven, with space and plumbing for a washing machine. The landlord is looking for a minimum of 12 months initially, with the scope to extend thereafter.



ENTRANCE HALL

3' 7" x 14' 7" (1.11m x 4.47m)

The house is entered via a uPVC security door with a double-glazed insert leading into the entrance hall. The hall is fitted with a pendant light fitting; wood effect laminate flooring; a double panel radiator; a wooden panelled door with glazed inserts leading into the lounge and an opening to the lounge area. From here one can also climb the carpeted stairs case to the first-floor accommodation.



LOUNGE

11' 6" x 11' 7" (3.52m x 3.55m)

The lounge is located to the front of the property accessed via a wooden door with glazed panels leading from the entrance hall. This room offers a large uPVC double-glazed window to the front aspect; newly fitted carpeted flooring; a pendant light fitting; a double panel radiator; television and telephone points and plenty of room for a sofa, coffee table, TV stand and book shelves.



DINING ROOM

14' 5" x 15' 7" (4.41m x 4.76m)

The dining room is open to the stairs and adjoins the kitchen via an opening, plus allows access to the entrance hall. This room is fitted with laminate wood effect flooring; uPVC double-glazed window to the rear aspect; a pendant light fitting; a double panel radiator; television point and telephone point.



KITCHEN

9' 3" x 15' 3" (2.84m x 4.67m)

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; recessed spotlighting; wood effect laminate flooring; a recessed stainless steel sink, with chrome mixer tap over; space and plumbing for a freestanding washing machine; integrated dishwasher, fridge-freezer, oven and recessed electric hob with extractor fan over. There is also a wall-mounted combi boiler, housed in a wall-mounted cabinet.



MASTER BEDROOM

11' 7" x 15' 7" (3.55m x 4.75m)

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 pendant light fitting and a double panelled radiator. This room is large enough to accommodate a king sized bed, wardrobes, chest of draws and dressing table.



BEDROOM TWO

9' 3" x 15' 1" (2.83m x 4.60m)

The second bedroom is another good sized double bedroom, with uPVC double glazed window to the rear aspect; pendant light fitting; carpeted flooring; and a double panel radiator.



BATHROOM

9' 4" x 9' 6" (2.86m x 2.90m)

A modern fitted bathroom located off the first-floor landing. This room offers a uPVC double-glazed frosted glass window to the rear aspect; wood effect laminate flooring; a wall-mounted heated towel rail; low-level WC; bathtub; walk-in shower with glazed screen and chrome thermostatic shower system; a pendant light fitting and a wall mounted hand wash basin with storage cupboard under and wall mounted backlit mirror over and wall mounted cabinet.



EXTERNAL

To the rear of the property is a private rear garden which is enclosed on three sides by brick walls, with a timber-panelled gate leading to the rear car park. The garden area can be reached via uPVC double-glazed French doors from the kitchen area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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 is immediately available, a successful tenant could move in as soon as they complete the referencing checks and paid their deposit.

- 2. How much will I need to earn to apply for this property?** Based on a rental price of £1,600pcm; one working tenant would need a salary of £48,000 per annum; two tenants who pay the rent in equal shares would need to earn £24,000 per annum each.

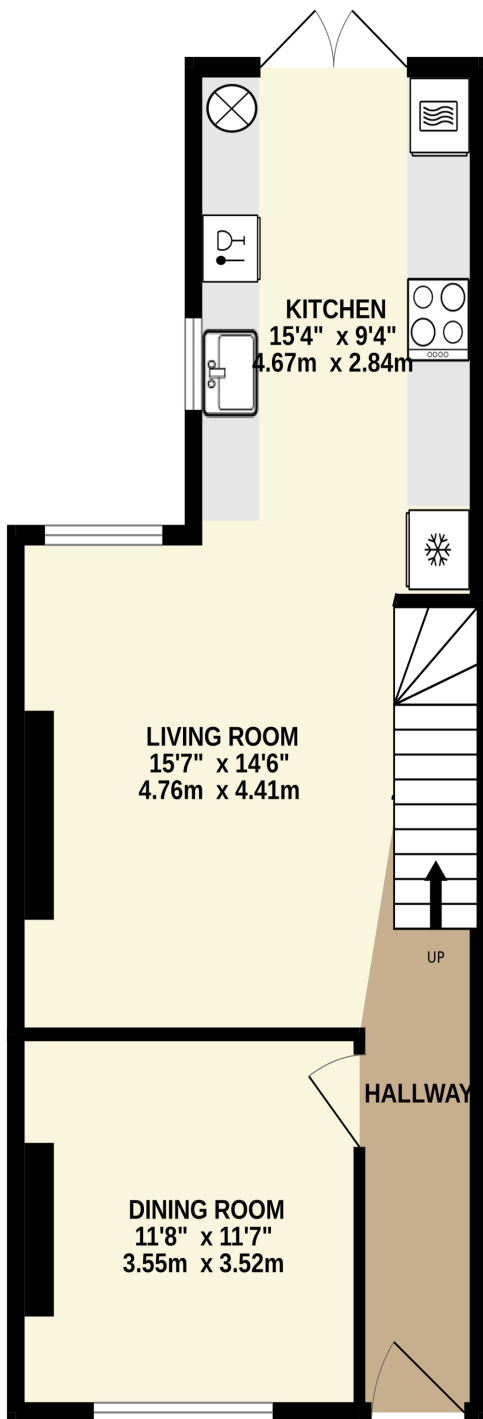
- 3. What sort of background checks will be conducted on me to secure this property?** We will require a reference from your current landlord and one from your current employer. We will also conduct a credit check; ID verification checks and an informal interview to ensure you are a suitable applicant for this unit. If you fail to meet the credit requirements, we will permit upfront payment for 12 months. This would equate to £19,200 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.

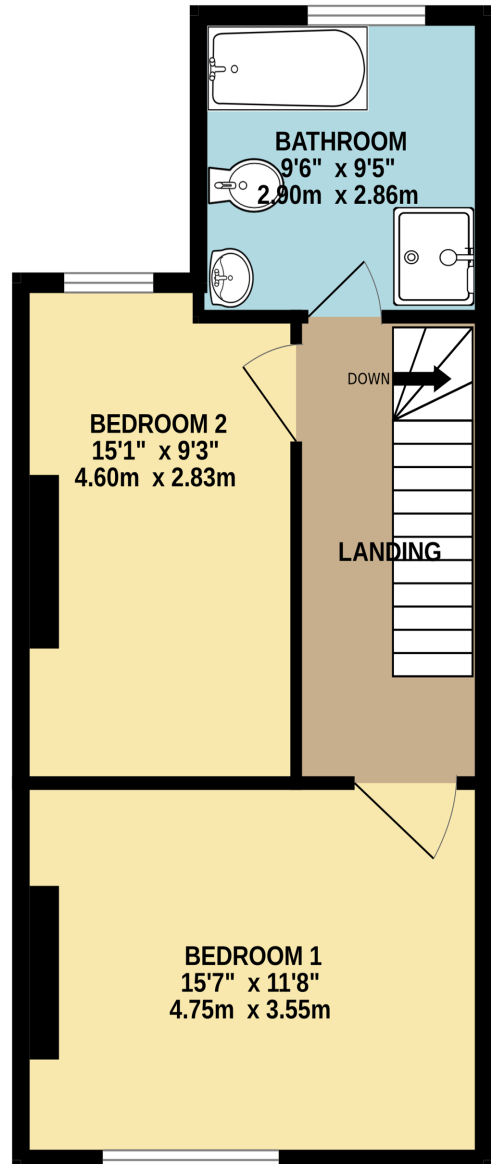
- 5. Who manages this property?** The property is managed by Jameson and Partners, on behalf of the landlord. Therefore, all repairs are arranged by ourselves.

- 6. How much is the deposit for this property?** The deposit for this property is £1,846.15 which is the equivalent to 5 weeks of rent. This is held securely in the DPS (Deposit Protection Service).

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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.
Made with Metropix ©2023

17 The Downs
Altrincham
Cheshire
WA14 2QD

www.jamesonandpartners.co.uk
info@jamesonandpartners.co.uk
0161 941 4445

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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