



## Whitley Close, Irthlingborough NN9 5GN

### Monthly Rental Of £850 pcm



Total area: approx. 61.7 sq. metres (663.7 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

A modern and well presented two bedroomed semi detached property situated just off Wellingborough Road with features to include gas radiator central heating, uPVC double glazing, built in kitchen appliances and offers off road parking for two/three cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, two bedrooms, bathroom, front and rear gardens and a driveway.

Enter via part glazed front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, storage cupboard, doors to:

#### **Cloakroom**

Comprising low flush W.C., pedestal wash hand basin, extractor, radiator, window to side aspect.

#### **Lounge**

12' 3" x 9' 4" (3.73m x 2.84m)

Window to front aspect, French door to rear aspect, radiator, telephone point.

#### **Kitchen/Dining Room**

12' 2" x 11' 1" (3.71m x 3.38m) (This measurement includes the area occupied by the kitchen unit)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in stainless steel oven, gas hob, extractor, plumbing for washing machine, built-in fridge/freezer, radiator, window to front aspect.

#### **First Floor Landing**

Loft access, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, doors to:

#### **Bedroom One**

12' 3" x 9' 4" (3.73m x 2.84m)

Window to front and rear aspects, radiator.

#### **Bedroom Two**

12' 4" x 8' 6" (3.76m x 2.59m)

Window to front and rear aspects, radiator, T.V. point.

#### **Bathroom**

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, shaver point, radiator, extractor.

#### **Outside**

Front - Lawned with border stocked with shrubs, off road parking for two/three cars.

Rear - Paved patio, main lawn, enclosed by wooden panelled fencing, gated side pedestrian access.

#### **Material Information**

The property Tenure is Freehold.

#### **Council Tax**

We understand the council tax is band B (£1,726 per annum. Charges for 2023/2024).

### Tenant Requirements

- First month's rent of **£850 pcm**
- Deposit of **£1,062**
- Your details will be submitted to our referencing company, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of **£ 212.50**. This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

#### **£1912.00 (Total)**

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

#### **Home contents insurance**

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.