



1 Old School Yard, Holt

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens

The Property

The property offered for let is a well appointed detached three bedroom home situated in a popular residential area of Holt. The accommodation offered comprises an entrance hall, a cloakroom, a double aspect sitting room and a well fitted out kitchen. On the first floor a landing leads to three bedrooms and a bathroom. The property also has the benefit of gas fired central heating and sealed unit double glazing. There is a private rear garden and an allocated off street parking space.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

From Holt High Street proceed into Norwich Road. At the roundabout proceed straight over. Upon passing the police station and fire station turn left into Edinburgh Road and the property will be found after around 50 yards on your left hand side.

Accommodation

Front door, leading to -

Entrance Hall

Wooden flooring, two radiator, staircase to first floor with cupboard under.

Cloakroom

Wooden flooring, wc, pedestal washbasin, radiator.

Sitting Room (25' x 10'8, double aspect)

Mock fireplace housing an electric log style wood burner, two radiators, television point.

Kitchen (10' x 8'2)

Excellent range of fitted base units with work surfaces over, inset one and half bowl sink unit with mixer tap, electric cooker, electric surface hob, extractor hood. Fitted freezer and fridge, tiled splashbacks, range of matching wall units, door to rear garden.

First Floor Landing

Airing cupboard with pressurised water tank and fitted shelving.

Bedroom One (11'10 x 10'9)

Fitted wardrobe, radiator.

Bedroom Two (11'4 x 8'6)

Radiator, fitted wardrobe.

Bedroom Three (9'10 x 8'5)

Radiator.

Bathroom

Panelled bath with mixer tap and shower attachment, shower screen, wc, pedestal washbasin, heated towel rail, electric shaver point, radiator.

Curtilage

To the front of the property there is an allocated parking space for one vehicle. Directly behind the property is a garden area comprising a lawn, patio area and decked area, and a wooden garden shed, all enclosed by wooden panelled fencing. **General Information**

Rent: £1100.00 per calendar month payable in advance.

Damages Deposit: £1269.00 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: C

Services: All mains services are connected. Tenants will be responsible for all services and council tax.

References Required: Bank, employment and present or previous landlord, if applicable. We also carry out a credit check.

Fees: There will be a £250 holding deposit which will be refunded from the first month's rent

Availability: The property is available from 1st August 2024

Type of tenancy: Unfurnished assured shorthold tenancy.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. **No pets.**

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H30459L.

