



Wylam Avenue, DL1 2QA
2 Bed - House - Mid Terrace
£500 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We are pleased to bring to the market this TWO BEDROOM MID TERRACE PROPERTY located in the Harrowgate Hill/Springfield area which is close to local amenities and good transport links. The property benefits from gas central heating, double glazing and has undergone an extensive programme of redecoration and new flooring throughout.

GROUND FLOOR

Entrance hall, spacious lounge with new flooring and bay window to the front and under stairs storage cupboard, kitchen with a range of wall and base units including .

FIRST FLOOR

Two good sized bedrooms, family bathroom with three piece white suite comprising of panelled bath with shower attachment and glass screen, low level/w.c., and wash hand basin.

EXTERNAL

Court yard to the front and street parking available. Spacious yard to the rear.

PLEASE NOTE:- no smokers, pets are to be considered. Bond £500

ENTRANCE HALL**LOUNGE**

11'6 x 13'7 (3.51m x 4.14m)

KITCHEN

11'6 x 9'7 (3.51m x 2.92m)

FIRST FLOOR**BEDROOM ONE**

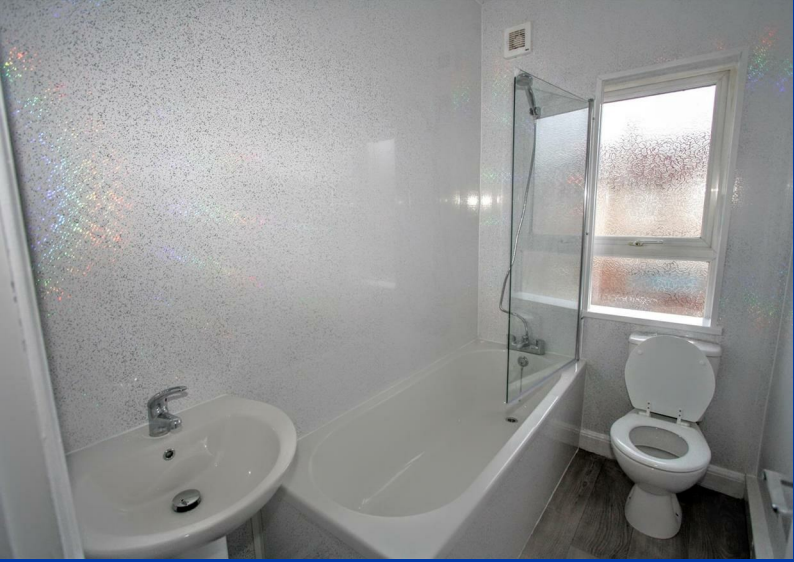
14'10 max x 11'6 (4.52m max x 3.51m)

BEDROOM TWO

9'7 x 11'10 (2.92m x 3.61m)

BATHROOM/W.C.

4'10 x 7'4 (1.47m x 2.24m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(93-100) A		
	(85-92) B		
	(79-84) C		
	(73-78) D		
	(69-72) E		
	(65-68) F		
	(61-64) G		
Not energy efficient - higher running costs	(1-60)		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-65) D		
	(39-54) E		
	(21-38) F		
	(11-20) G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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