



Croft Street, Wibsey,

£695 Per Month

*****IMMACULATE FULLY REFURBISHED TWO BEDROOM THROUGH BY LIGHT END TERRACE *****

Situated in a SOUGHT AFTER location and within walking distance of WIBSEY VILLAGE which offers LOCAL AMENITIES, SHOPS and BUS ROUTES ,is this fully refurbished end through by light terrace property briefly comprising ; Lounge NEW KITCHEN, cellar , two first floor double bedrooms and a NEW BATHROOM with shower over the bath .

The property further benefits GCH and DG .

Council Tax Band A .

****VIEW IMMEDIATELY ***

SORRY NO PETS or SMOKERS



Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	86	
(81-91) B	C	67	
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs	(1-20) G		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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