Sugdens
Sales & Lettings



Whitehall Road, Wyke,

£1,400 Per Month

IMMACULATE THREE DOUBLE-BEDROOM PROPERTY – SOUGHT-AFTER WYKE LOCATION – OFF-ROAD PARKING – GARDEN MAINTENANCE INCLUDED

Immaculately presented, self-contained accommodation forming part of a detached house in the popular area of Wyke, ideally positioned for local amenities, schools and the M62 motorway network making Leeds and Manchester within easy reach .

The accommodation offers a spacious entrance area, new modern white kitchen and generous lounge with bi-folding doors providing flexibility to partition the space. A spiral staircase leads to the first floor, where there are three double bedrooms, an occasional room/office, additional sitting area/office and shower room.

Newly decorated throughout, with gas central heating, off-road parking and a communal garden, with garden maintenance included within the rent.

VIEWING HIGHLY RECOMMENDED.

Council Tax Band: To be confirmed
Shared Utilities
Sorry, No 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.



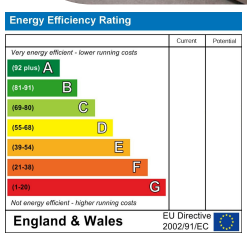


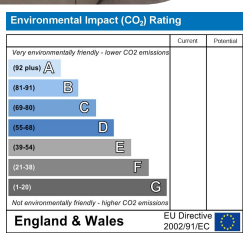






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





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