Sugdens
Sales & Lettings

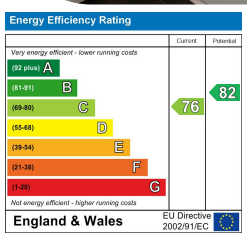
Stonegate Road, Thorpe Edge,

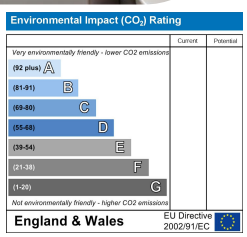
£950 Per Calendar Month

*SPACIOUS 3 BEDROOM SEMI DETACHED WITH OFF ROAD PARKING AND GOOD SIZE REAR GARDEN *
Situated close to supermarket, transport links and Apperley Bridge train station.
The property briefly comprises : Porch, entrance hall ,kitchen/dining ,utility room ,spacious lounge .
To the first floor 3 bedroom and a house bathroom with separate shower , there is an occasional room access via pull down wood ladder.
Externally there is a garden to the front and off road parking ,to the rear is an enclosed garden with shed .
Further benefits gas central heating, upvc double glazing and alarm system.
Council Tax Band A .
PHOTOS ARE FROM PREVIOUS LET .
****VIEW IMMEDIATELY****
NO SMOKERS or PETS

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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The Property Ombudsman
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DPS The Deposit Protection Service