



**Fair Road,**

**£850 Per Calendar Month**

**\*\*\*SPACIOUS FIRST FLOOR TWO BEDROOM APARTMENT WITH GARDEN IN THE HEART OF WIBSEY\*\*\***

Situated in a SOUGHT AFTER location in the heart of WIBSEY VILLAGE which offers LOCAL AMENITIES, SHOPS ,BUS ROUTES and close to the MOTORWAY NETWORK M606/M62

DECEPTIVELY SPACIOUS FIRST FLOOR APARTMENT which benefits from gas central heating and double glazing ,the accommodation briefly comprises ;Entrance hallway ,modern kitchen, lounge ,two double bedrooms and shower room with good size walk in shower .

Externally there is an enclosed garden and parking for one car .

Council Tax Band A .

\*\*\*\*VEIW 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-91kWh) <b>A</b>			(81-91kWh) <b>A</b>		
(81-91kWh) <b>B</b>			(61-90kWh) <b>B</b>		
(69-80kWh) <b>C</b>			(55-60kWh) <b>C</b>		
(55-68kWh) <b>D</b>			(39-54kWh) <b>D</b>		
(39-54kWh) <b>E</b>			(21-38kWh) <b>E</b>		
(21-38kWh) <b>F</b>			(11-20kWh) <b>F</b>		
(1-20kWh) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
		70			
		55			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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