



## 2a Queen Street

Carlin How, TS13 4DQ

**£425 Per Month**



Situated close to all local amenities & transport links, a fully refurbished 2-bedroom maisonette, available part furnished or unfurnished.



Council Tax Band: Band-A.

EPC Rating:

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

### Communal Hallway

Carpeted, smoke alarm, stairs leading to first floor.

### Private Entrance Hall

Brand new laminate flooring. Stairs leading up to the second floor.

### Living Room / Dining Area 13'10" x 11'2" (4.22m x 3.41m)

Brand new laminate flooring. UPVC double glazed windows to the side & rear aspects. Radiator. Dining table & chairs if required.

### Kitchen 11'1" x 8'10" (3.38m x 2.71m)

Brand new fitted kitchen comprising of a range of wall, base & drawer units. Marble effect worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated new oven, microwave & hob. Extractor hood. Washing machine & fridge / freezer if required. Laminate flooring. UPVC double glazed window to the rear aspect. Radiator. Storage cupboard.

### Bathroom 4'9" x 8'2" (1.47m x 2.49m)

Panel bath with electric shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Chrome heated towel rail. Laminate flooring. Extractor fan. UPVC double glazed window to the side aspect.

### Second Floor

#### Bedroom One 17'5" x 10'11" (5.32m x 3.33m)

Brand new carpet. Velux window to the front aspect & UPVC double glazed window to the rear. Radiator. Eaves storage. Double bed, mattress & drawers if required.

#### Bedroom Two 11'5" x 11'8" (3.49m x 3.56m)

Brand new carpet. Velux window to the front aspect & UPVC double glazed window to the rear. Radiator. Eaves storage. Single bed, mattress & drawers if required.

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

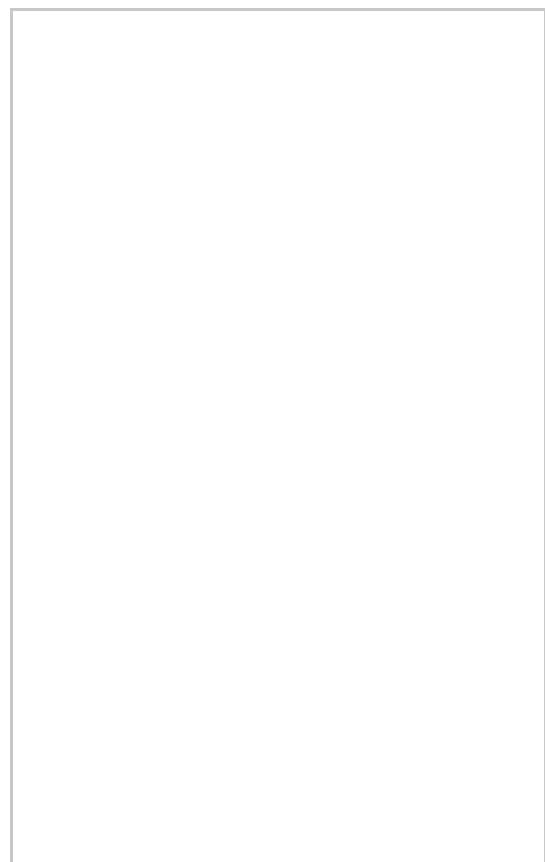
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Area Map



### Floor Plans



### Energy Efficiency Graph

