





Church Wynd, DH6 1QU
3 Bed - House - Semi-Detached
£850 Per Calendar Month

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It is with pleasure that we offer TO LET this spectacular three bedroom semi detached house on Church Wynd; within the popular, family orientated location of Sherburn Village. This stunning residence boasts more than ample space for the modern family & is sure to impress. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road links & bus routes, the property also benefits from gas central heating & double glazing throughout. In brief, the property comprises: welcoming entrance lobby with access through to a 17ft lounge/dining area with bow window to front elevation & door through to a conservatory which enjoys views of the rear garden & a lovely kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & a family bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed garden to rear; whilst to the front there is a driveway leading to the integrated single garage (measuring 15ft approximately). We thoroughly recommend full internal inspection in order to fully appreciate the style, quality, layout & standard of this tremendous property available.

Council Tax Band - C Annual Cost - £1966.38

EPC Rating - C

BOND £850 | MINIMUM 6 MONTHS TENANCY

SPECIFICATIONS: Pets Considered (Addtional £25pcm for pet rent), No Smokers

Required Earnings: Tenant Income £28,000 Guarantor Income (if required) £28,000

ENTRANCE LOBBY

LOUNGE / DINING AREA
22'3 x 16'1 (6.78m x 4.90m)

CONSERVATORY
9'7 x 8'1 (2.92m x 2.46m)

KITCHEN
9'9 x 6'8 (2.97m x 2.03m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'0 x 9'4 (3.35m x 2.84m)

BEDROOM TWO
10'11 x 8'7 (3.33m x 2.62m)

BEDROOM THREE
7'2 x 6'10 (2.18m x 2.08m)

BATHROOM
6'4 x 5'5 (1.93m x 1.65m)

EXTERNALLY

SINGLE GARAGE
15'1 x 8'1 (4.60m x 2.46m)

REDRESS
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH











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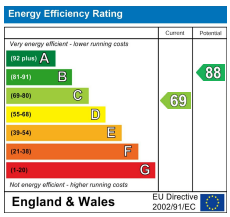
Surveys and EPCs

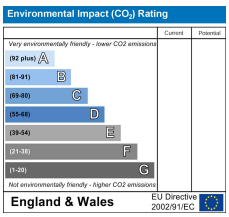
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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