

Town & Country
Property Agents

**GRICE &
HUNTER**

Chartered Surveyors
Est 1924



**NUMBER 11A LOW STREET
HAXEY DN9 2LA**

**A newly built 2 Double Bedroom House
TO LET**

Under the terms of an Assured Shorthold Tenancy

£600.00 p.c.m. (fees apply)



Website: www.gricehunter.co.uk

DESCRIPTION

A brand new House located in a convenient central village location comprising:-

- 2 Double Bedrooms.
- Bathroom and En-suite Shower Room.
- Ground floor Cloaks (w.c.).
- Kitchen.
- Lounge.
- PVCu Double Glazing.
- Gas Central Heating.
- Easily managed living space.

ACCOMMODATION

All measurements are approx. only

Ground floor

ENTRANCE HALL

CLOAKROOM with w.c., and wash basin.

LOUNGE (about 4.70m x 3.30m) with understairs storage cupboard and external door to rear.

KITCHEN (about 2.82m x 2.60m) with good quality units, integrated oven, hob and plumbing for automatic washing machine, etc.

First floor

LANDING

FRONT BEDROOM (about 3.63m x 2.82m)

EN-SUITE SHOWER ROOM including shower, w.c., and wash basin.

REAR BEDROOM (about 3.28m x 2.85m)

15 Low Street, Haxey,
Near Doncaster DN9 2LA
Tel: (01427) 752292
Fax: (01427) 754631
haxey@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
Fax: (01302) 342942
doncaster@gricehunter.co.uk

BATHROOM

Including bath, wash basin and w.c.

OUTSIDE

There is a block paved outside area and shared car parking space.

SERVICES

Gas central heating. Water meter.

COUNCIL TAX

Band B.

TERMS

- To let under the terms of an Assured Shorthold Tenancy for a minimum period of 6 months.
- The property is unfurnished.
- Bond £600.00
- No pets or smokers.
- Tenant's application fee - £175 per property.
- No commercial vehicles.

VIEWING

By appointment through Grice and Hunter – Haxey office. Tel. 01427 752292.

LANDLORD'S DECLARATION

The two owners of the property are partners in Grice and Hunter.

ENERGY PERFORMANCE RATING

Band B.

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.