

2 BEDROOMED HOUSE WITH GARDEN TO LET

Vickers
carnley



103 Old Road, Overton, Wakefield, WF4 4RB

- Newly decorated throughout
- Garden to the rear
- Some kitchen appliances included
- On street car parking to the front
- Nearby schools available



DESCRIPTION

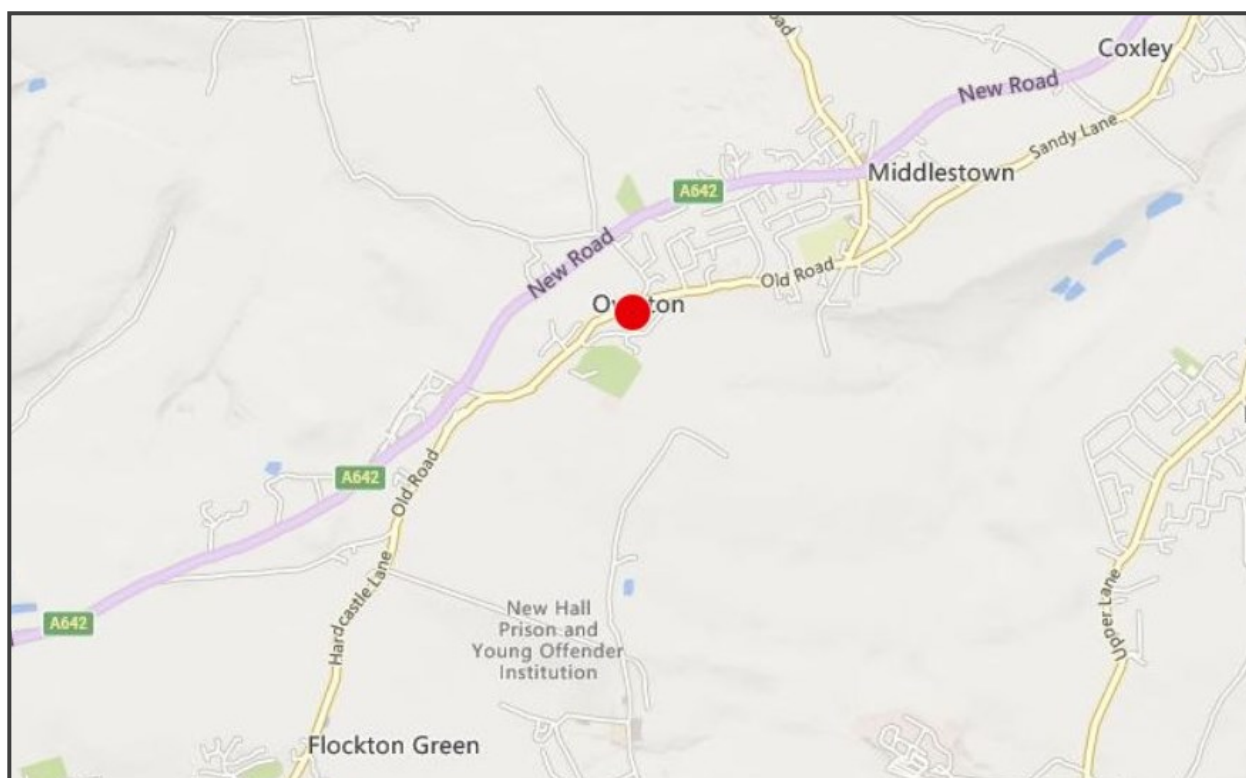
This is a newly decorated 2 bedroom house with an enclosed rear garden.

The house benefits from on street car parking to the front. Internally, the house comprises of a lounge with a kitchen off to the rear which is fitted with a cooker, hob, fridge and washing machine. A large main bedroom and smaller second bedroom are at first floor along with the bathroom which has a shower over the bath.

To the rear of the house is a small garden with patio area.

LOCATION

103 Old Road is located in Middlestown which is between Wakefield and Huddersfield. A number of nearby schools are available with most being under 2 miles away.



RENTAL

£695 per calendar month

DEPOSIT

£801

LEASE

The property is offered by way of an assured short hold tenancy agreement for an initial period of 6 months.

ACCOMODATION

Lounge

4.098m x 3.771m = 15.453 sq m

The front door leads directly into the lounge which has newly painted grey walls and a dark grey carpet. There is an electric fire and gas heating system.

Kitchen

3.988m x 2.174m = 8.669 sq m

The kitchen overlooks the garden to the rear and has wood effect laminate flooring. The cupboards are cream and grey splashback tiles run throughout the kitchen. There is a cooker, hob, fridge and washing machine.

Main Bedroom

4.323 x 3.758m = 16.245 sq m

The main bedroom has dark grey carpet with light and grey newly painted walls. The ceiling is also grey and there is a curtain pole and pendant shade in place.

Smaller bedroom

1.569m x 2.148m = 3.370 sq m

The smaller bedroom has light grey painted walls with the same dark grey carpet as the main bedroom. There are vertical blinds and a curtain pole to the window.

Bathroom

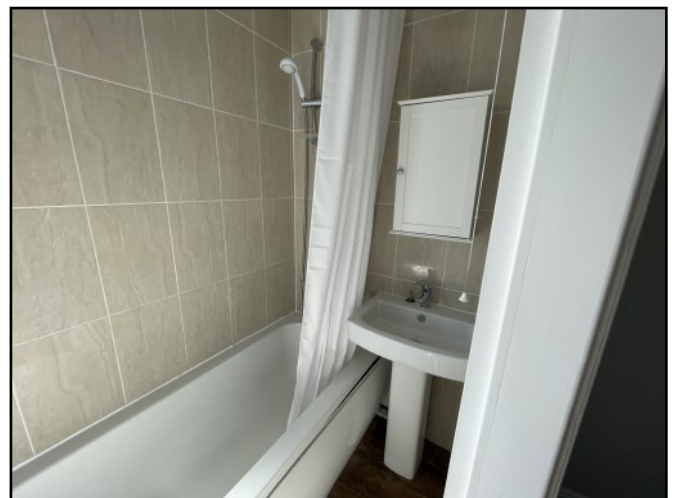
5.197m x 2.587m = 13.444 sq m

The bathroom consists of beige splashback tiles with a three piece bathroom suite including a shower over bath and vanity mirror.

Garden

The enclosed garden is a mix of flagstone and pebbles and is fairly private.

Total area = 57.181 sq m



COUNCIL TAX

Wakefield Band A

FURTHER INFORMATION

No smoking or vaping.

No pets.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Emily Rogerson or Jason Schofield will be pleased to assist.

Please call our office on 01924 291500 to arrange a viewing.

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|--------------------------------------------------|-------------------------------------------------------|
| 103, Old Road Overton WAKEFIELD WF4 4RB | Energy rating D |
| Valid until 11 March 2030 | Certificate number 9228-5062-6207-5350-8294 |

Property type

Mid-terrace house

Total floor area

57 square metres

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated April 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.