Hollocombe Road, West Derby, L12









To Let - £1,300 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Set Back from the Road, the Property Benefits from a Large Driveway Providing Off-Road Parking for Two Cars, Alongside a Well-Maintained Front Garden
- Welcoming Modern Entrance Hallway
- Generous Front Living Room Offering a Bright and Comfortable Space for Relaxing and Entertaining
- Brand-New Modern Fitted Kitchen with Integrated Appliances and Patio Doors Leading Directly Out to the Garden
- Useful Enclosed Storage Space
- Modern First-Floor Landing
- Three Well-Proportioned Double Bedrooms
- Brand-New Modern Family Bathroom
- Large Rear Garden Featuring Established Greenery and a Paved Patio Area, Ideal for Outdoor Dining and Entertaining

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 68 square metres / 730 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)
- Bills Included: None

Move-in Costs

- Security Deposit: £1,500.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £300.00. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £39,000
- Guarantor NOT required (subject to referencing)

Description

Brought to the market by Atlas Estate Agents, this well-presented semi-detached house on Hollocombe Road, West Derby, L12, is available to let unfurnished. Arranged over two floors, the property offers spacious and practical accommodation, complemented by generous gardens and excellent off-

road parking.

Set back from the road, the property is approached via a large driveway providing parking for two cars, alongside a well-maintained front garden. A welcoming modern entrance hallway leads through to a generous front reception room, offering a bright and comfortable setting for relaxing and entertaining.

To the rear, the brand-new modern fitted kitchen provides a stylish and practical heart to the home, complete with integrated appliances and patio doors opening directly onto the garden. A useful enclosed storage space adds further convenience.

To the first floor, a modern landing provides access to three well-proportioned double bedrooms, alongside a brand-new contemporary family bathroom.

Externally, the property benefits from a large rear garden featuring established greenery and a paved patio area, creating an excellent space for outdoor dining, entertaining or simply enjoying the warmer months.

Offering modern interiors, three double bedrooms, ample parking and impressive outdoor space, this attractive West Derby home presents an excellent opportunity for those seeking a well-appointed rental property in a popular residential location.

Additional Images


Bathroom


Rear Elevation & Garden


Front Elevation


Hallway


Living Space


Kitchen

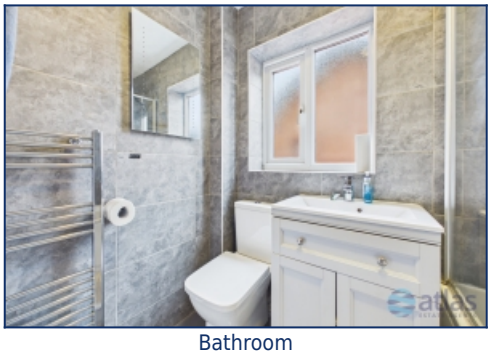

Kitchen


Bedroom One


Bedroom Two


Bedroom Two


Bedroom Three


Bathroom



Garden

Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.