



60 Holbrook Street, Heanor, DE75 7AY

**£695 Per calendar month**

RENSHAW ESTATES are Proud to offer this SPACIOUS BAY FRONTED THREE BED \* Large Rear Garden \* REFITTED KITCHEN \* Downstairs W.C. \* REFITTED SHOWER ROOM \* Neutral Decor \* AVAILABLE NOW \* Pets Considered \* VIRTUAL VIDEO TOUR \*



# 60 Holbrook Street, Heanor, DE75 7AY

## ENTRANCE HALL

Double glazed Composite door, radiator, stairs to first floor.

## LOUNGE 4.1M X 3.6M (13'5" X 11'10")

UPVC double glazed Bay window, radiator, feature fireplace with electric fire.

## DINING ROOM 3.7M X 3.6M (12'2" X 11'10")

UPVC double glazed window, radiator, fitted cupboard.

## W.C.

W.C., vanity wash basin, radiator, tiled splash backs.

## KITCHEN 4.1M X 2.2M (13'5" X 7'3")

UPVC double glazed window and door, wall and base units with roll edge worktops, upstands, stainless sink, electric hob, oven, microwave, stainless extractor hood, ceiling spotlights.

## LANDING

UPVC double glazed window, loft access with pull down ladders leading to boarded loft space housing the Combination boiler.

## BEDROOM 3.4M X 3.3M (11'2" X 10'10")

UPVC double glazed window, radiator.

## BEDROOM 3.4M X 2.3M (11'2" X 7'7")

UPVC double glazed window, radiator.

## BEDROOM 2.7M X 2.2M (8'10" X 7'3")

UPVC double glazed window, radiator.

## SHOWER ROOM 3.7M X 1.5M (12'2" X 4'11")

UPVC double glazed window, radiator, chrome heated towel rail, walk in

double shower cubicle with dual rainfall shower over, vanity wash basin, close coupled W.C., ceiling spotlights.

## OUTSIDE

Front: Walled forecourt.

Rear: Large enclosed rear garden mainly laid to lawn with patio area and three brick outbuildings.

## EPC INFORMATION

Energy Efficiency Rating = D

## CURRENT COUNCIL TAX BAND

A

## TENANT INFORMATION

Bond £750

The minimum income required for our referencing company would be:- £20,850 per annum (2.5x the annual rent on this property) & for guarantors :- £25,020 per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

## TENANT INFORMATION CONTINUED

The tenant must have the correct insurances in place before moving in.

The Landlord has stipulated the following criteria for tenants: - PETS CONSIDERED

PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants UK passport.

# 60 Holbrook Street, Heanor, DE75 7AY

For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

We are members of: the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

The Guild of Letting & Management: [www.guildofletting.com](http://www.guildofletting.com)

We have client money protection and are members of Client Money Protect

## ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)



11 Bath Street, Ilkeston, Derbyshire, DE7 8AH

Tel: 0115 9444 777

Fax:

[property@renshaw-estates.co.uk](mailto:property@renshaw-estates.co.uk)

[www.renshaw-estates.co.uk](http://www.renshaw-estates.co.uk)

**Renshaw**   
estates & lettings . . .