



TO LET

Hough Lane, Wombwell
£575 pcm + security deposit

Studio

- Terrace
- 3 Beds
- 1 Reception
- 1 Bathroom
- Energy Rating : E
- Unfurnished
- Gas Central Heating
-

Rent £575.00 Bond £660.00. Fantastic location being close to both Wombwell train station and high street. Ideal for local

Our Fees

Beecroft Estates are part of The Property Ombudsman redress scheme. Client Money Protection is with UKALA (Membership number 188722)

FEEES TO TENANTS
We can accept an application on our properties. All application are submitted to the landlord for review, the landlord will then decided who they want to go with, there is no fee to pay for applications.

If you are accepted on a property you will be required to pay the deposit of 1 month's rent. If you change your mind or you have given false or misleading information on your application, you will be refunded the deposit less 1 week equivalent rent as a fee.



**£575 pcm +
security deposit**

Rent £575.00
Bond £660.00

NO PETS

Fantastic location being close to both Wombwell train station and high street. Ideal for local businesses such as ASOS and Cranswick Foods.

Modern and spacious the property briefly consists of the following.

GROUND FLOOR

Front living room with feature fire and laminate flooring
Modern kitchen with matching wall and base units, integrated oven / hob, plumbing for a washing machine and plenty of room for a fridge freezer and table.

FIRST FLOOR

Bedroom 1 - Front facing double room with integrated wardrobes
Bedroom 2 - Good sized rear facing single room
Bathroom - Featuring shower

>> Key Features

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- 1 Reception
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THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Beecroft Estates cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

Hough Lane,
Wombwell,
Barnsley
S73 0LL

£575 pcm +
security deposit

over the bath

ATTIC

3rd good sized bedrooms

EXTERNAL

Front buffer garden

Enclosed low maintenance rear yard

Council Tax band: A

IMPORTANT NOTE

When applying to rent one of our properties applications will be accepted but no guarantee you get the property. Only when you pay your deposit will the property be taken off the market. Contact a member of staff for further details.

Beecroft Estates offer a Lettings and Management Service. We have a special offer available including, 6 months management for free* T's & C's apply. If you are considering renting your property please call Wombwell Lettings on 01226 340 110 option 1.

