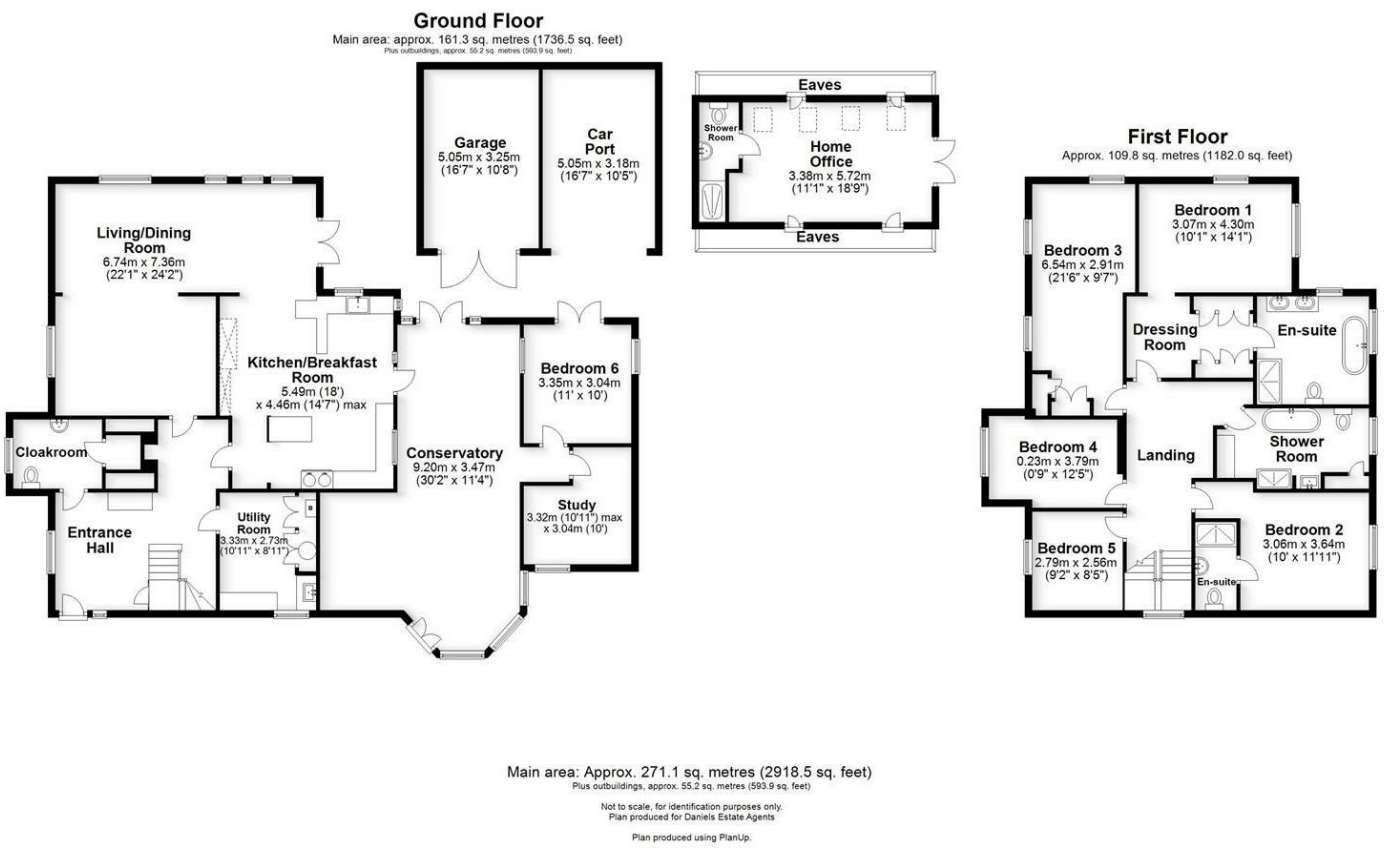
East Street | Lilley | LU2 8LT

Unfurnished £3,750 PCM

Daniels Estate Agents



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

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Property Description

A six bedroom Victorian detached country house with a detached garage and carport with a studio/home office over, in a designated area of outstanding natural beauty. Lilley is a small Hertfordshire village between Hitchin and Luton with a village pub and it is about 10 minutes' drive from Hitchin town centre. Hitchin has a range of schools including the Boys' and Girls' schools which are both rated Outstanding by Ofsted and the co-educational Priory School.

Living room/ Dining room

Kitchen/Breakfast Room with Aga
Integrated Appliances

Conservatory with TV Area

Cloakroom

Utility Room

Study

Master Bedroom with En-suite
Dressing Room and Bathroom

Bedroom Two with En-suite Shower Room

Family Bathroom with Double Shower

Four further bedrooms

Car Port and Garage

Home Office/Study with En-suite Shower

Lovely Garden with Countryside Views

Ample Parking with Electric Gates

EPC Rating Band C

Council Tax Band G

Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus the deposit less the holding deposit (five weeks' rent in total).