



2A Dyson Street, Mossley, OL5 0NZ

£950 Per Month

A Wilson Estates are delighted to offer To Let this two bedroom duplex apartment on Dyson Street in Mossley.

Top Mossley is always a popular choice due to its excellent amenities. Families will love being within the catchment area for the highly regarded Mossley Hollins High School, while those who enjoy the outdoors can take advantage of nearby scenic walks up to Hartshead Pike, or along the Huddersfield Narrow Canal, leading to Greenfield, Uppermill, and beyond.

Mossley train station is also just a short distance away offering regular services to Manchester and Huddersfield.

Please contact A Wilson Estates to arrange a mutually convenient viewing appointment.

Briefly, the property comprises:~

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, Mossley, OL5 0NZ

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Entrance

uPVC double-glazed door to front elevation and window to rear elevation. Lighting, radiator, and tiled flooring.

Stairs and Landing

Wooden handrail, balustrades, and bannister. Lighting, radiator, and carpet.

Lounge

uPVC double-glazed window to side elevation. Lighting, radiator, and carpet.

Kitchen

uPVC double-glazed window to front elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Part-tiled walls, lighting, radiator, and laminate flooring.

Shower Room

uPVC double-glazed window to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and enclosed shower cubicle with mains-fed shower over. Part-tiled walls, heated towel rail, lighting, vinyl flooring, and built-in storage cupboard.

Bedroom Two

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and built-in wardrobes.

Bedroom One

uPVC double-glazed doors with Juliet balcony to front elevation. Fitted bedroom suite comprising wardrobes, drawer units, and bedside units.

Lighting, radiators, carpet, and built-in storage cupboard.

Additional Information

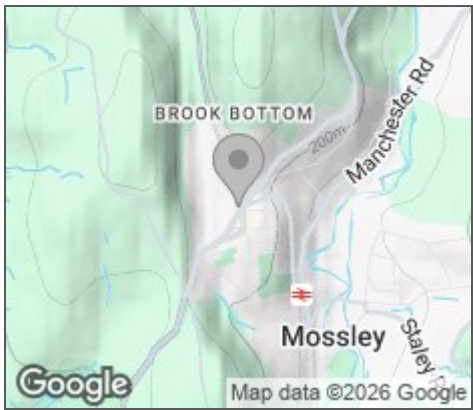
Council Tax Band : A

EPC Rating : TBC - in progress

Holding Deposit : £219

STRICTLY NO SMOKING POLICIES APPLY





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.