

dg Property Consultants

Linking people to properties



£1,695 PCM **Wensleydale** **Luton, Bedfordshire LU2 7PN**

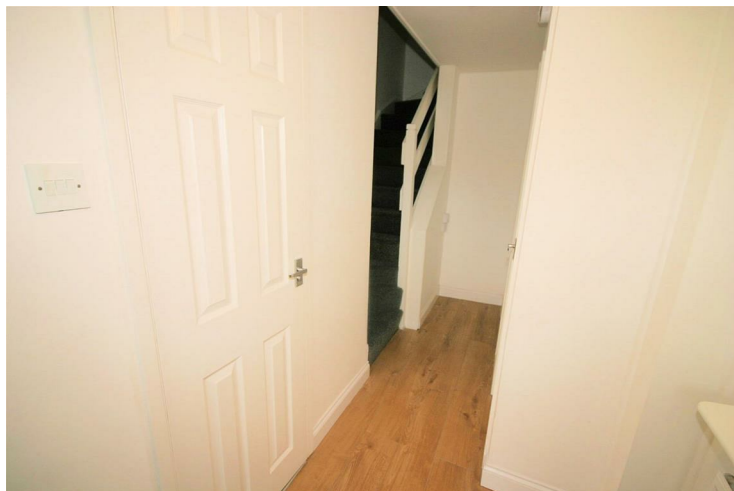
dg Property Consultants are pleased to offer for rent this superbly presented & spacious 4 bedroom End of Terrace property located in a quiet, private position and within walking distance for Town Centre, ideal for a commuter. Accommodation comprises: Entrance hall, cloakroom, large combined lounge/dining room opening into a newly fitted kitchen, separate study/playroom, 1st floor, 2 double bedrooms, family bathroom & separate shower room, 2nd floor landing, 2 further double bedrooms, frontage with parking & private rear garden. Benefits include: fully double glazing, gas central-heating and fully redecorated with new flooring throughout. Available straight away as unfurnished. Call Team DG on 01582-580500 to arrange your viewing.

4/5 Bedroom EOT Property
Walking Distance to Town Centre
Spacious Family Home
Redecorated Throughout
Double Glazed & Gas C-H
New Flooring Throughout.
Fitted Kitchen/Dining Room/ Lounge
Shower Room & Family Bathroom
Available Straight Away
Ideal For A Commuter

Ground Floor

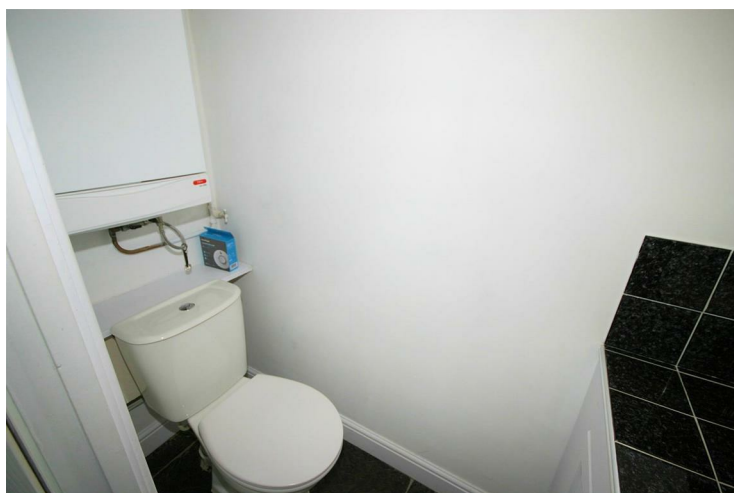
Entrance Hall

Double glazed window to front incorporating double glazed entrance door, single radiator, wooden laminate flooring, double power point(s), storage cupboard with electric consumer unit, gas and electricity meter, carpeted stairs to first floor landing, door to lounge/dining room/kitchen. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



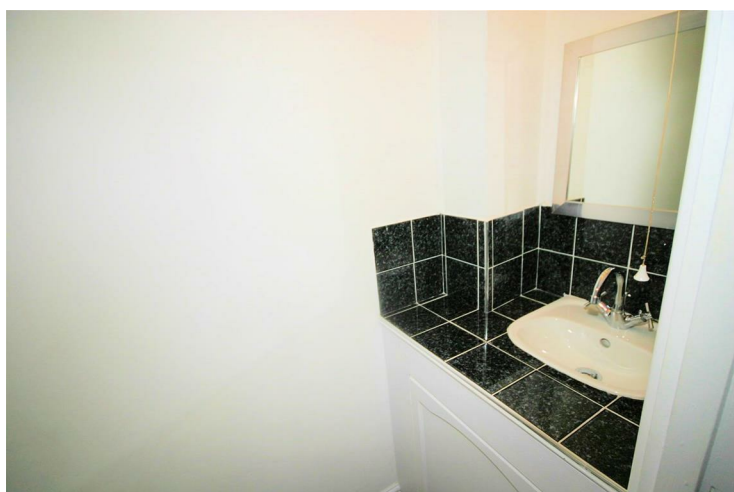
Cloakroom

Two piece suite comprising, vanity wash hand basin with cupboards under, mixer tap, tiled splashbacks and mirror, low-level WC, ceramic tiled flooring, coved ceiling, wall mounted gas combination boiler serving heating system and domestic hot water serving heating system with heating timer control. CO & Smoke Alarm. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Cloakroom

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Open Plan Kitchen/Dining Room/Lounge

27'9" x 16'8"

Open plan: Lounge/Dining Rom/Kitcehn.

Lounge/Dining Area: Double glazed patio doors to the rear garden with vertical blinds, two double radiators, power points, tv point, ceiling lighting, new grey wood laminate flooring, storage cupboard, door to study/play room.

Newly Fitted Kitchen:

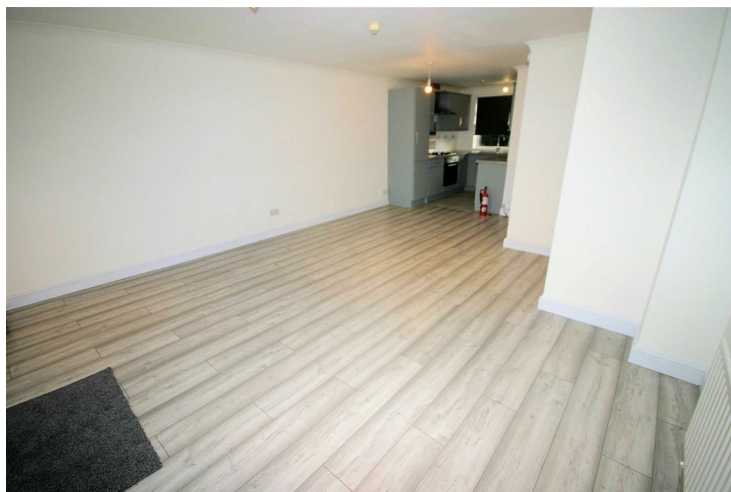
Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, automatic washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to front with roller blind, two double radiators, ceramic tiled flooring, double power point(s)

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View of Kitchen/Dining Room/Lounge

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View of Kitchen Area

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View of Sink

Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Extractor Fan

Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Hob

Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Oven

Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Washing Machine

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Study / Playroom

15'9" x 12'1"

UPVC double glazed window to front with curtains and nets, newly fitted grey wooden laminate flooring, double power point(s), coved ceiling, two wall lights, smoke detector, uPVC double glazed patio doors to garden with curtains and nets.

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View of Study / Play Room

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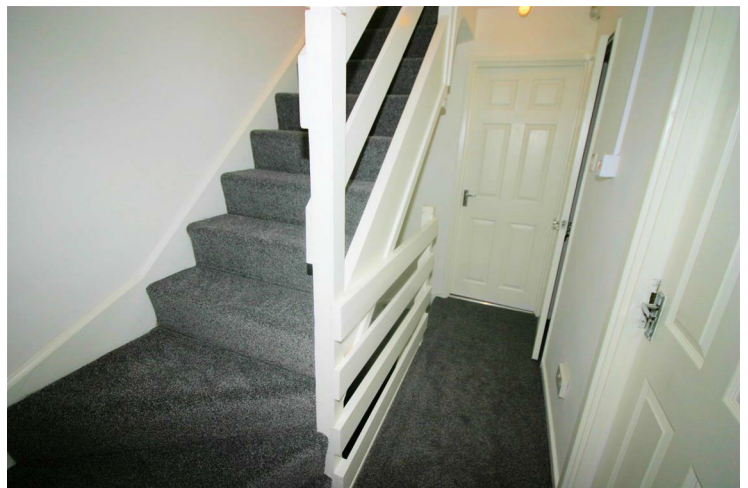


First Floor

1st Floor Landing

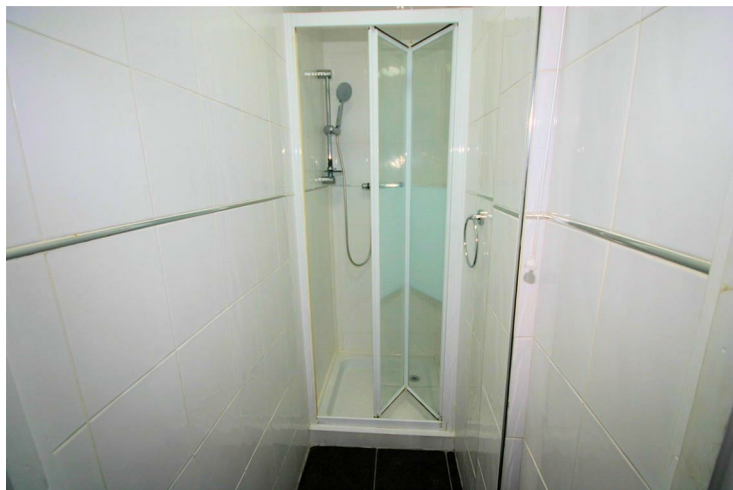
Fitted carpet, double power point(s) with, carpeted stairs to second floor landing, smoke alarm, door to:

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Shower Room

Recessed tiled cubicle area with power shower and folding glass screen and extractor fan, ceramic tiled flooring. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Bedroom 1

11'0" x 15'0"

UPVC double glazed window to rear with curtains and nets, single radiator, wooden laminate flooring, double power point(s), coved ceiling with, door to:

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View of Bedroom 1

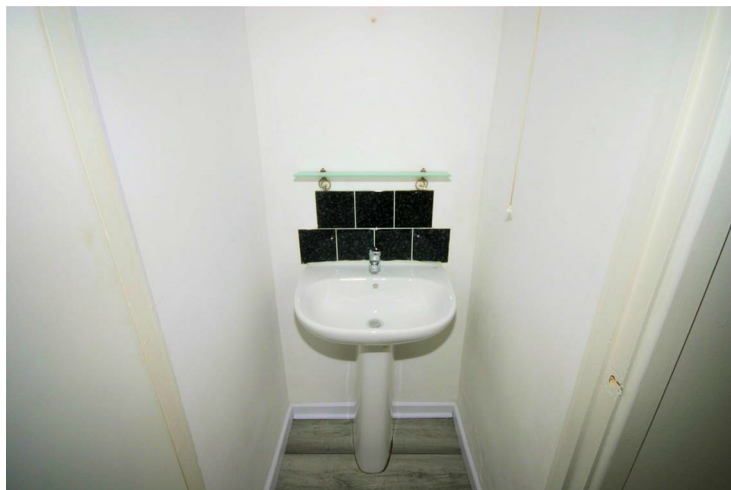


Bedroom 1 Wash Room

2'9" x 2'10"

Wooden laminate flooring, pedestal wash hand basin with tiled splashback and glass shelf.

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Bedroom 2

14'1" x 9'0"

UPVC double glazed window to front with curtains and nets, single radiator, wooden laminate flooring, double power point(s) with with pedestal wash hand basin, door to:

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View of Bedroom 2

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Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over and with electric power shower and shower curtain, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, wall mounted mirror, uPVC double glazed window to front with roller blind, single radiator, ceramic tiled flooring. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.

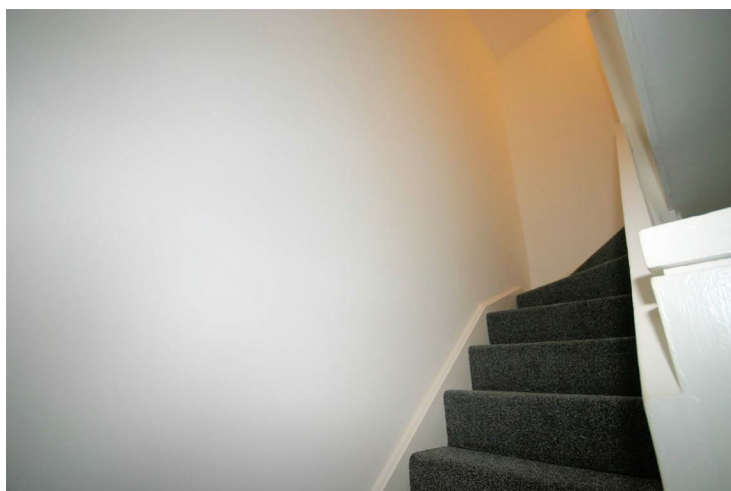
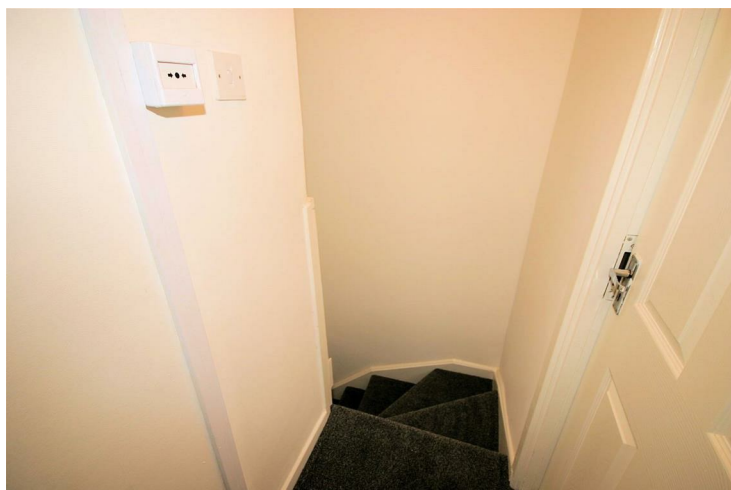


Second Floor

2 Floor Landing

Fitted carpet, doors to bedroom 3 & 4.

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Bedroom 3

7'9" x 15'0"

UPVC double glazed window to rear with curtains and nets, single radiator, wooden laminate flooring, double power point(s)

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View of Bedroom 3

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Bedroom 4

10'0" x 11'10"

Double glazed Velux window to front with curtains and nets, single radiator, wooden laminate flooring, double power point(s)

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View of Bedroom 4

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Outside

Front Garden

Laid to lawn., side access to the rear garden
Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Rear Garden

Neat rear garden, patio area, lawn area, mature shrubs.
Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Parking Area

2 x in line Parking Space to the front of the property (inline).

Keys

2 x Front Door Keys

3 x Patio Door Keys = 1 x main lock 2 x keys for Threshold Locks

Property Condition Report

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Date

Tenancy Start Date:

Tenant(s) Application

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

dg Property Consultants will not be unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

In the event of a Guarantor being required, the same reference procedure above will apply.

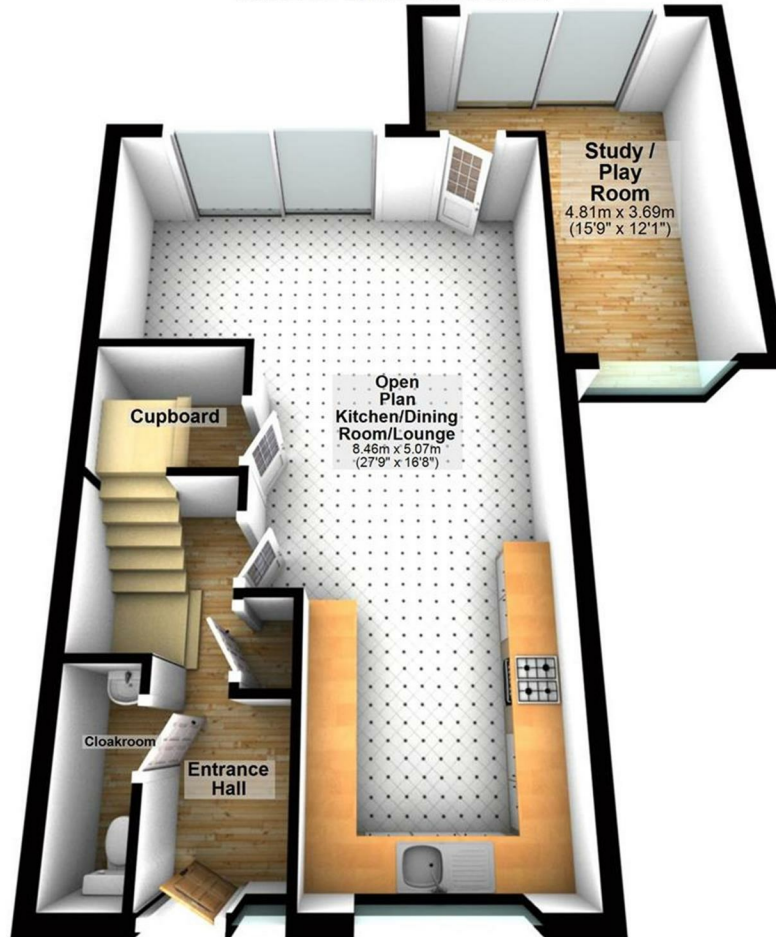
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

MISDESCRIPTIONS ACT - Lettings

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 121.3 sq. metres (1305.4 sq. feet)

First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.7 sq. feet)

