



House - Semi-Detached (EPC Rating: D)

11 HOLM OAK ROAD, BELMONT, HR2 7UP
£875 Per Calendar Month



2 Bedroom House - Semi-Detached located in Belmont

| Semi Detached Property | Two Bedrooms | Kitchen | Sitting Room | Two Bedrooms | Bathroom | Driveway Parking | Front And Rear Gardens | Garage | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

The Property

A semi detached property set within a popular residential position in the South of the city. Having accommodation of entrance hall, kitchen, sitting room, conservatory to the rear, first floor landing, two good sized bedrooms and bathroom. To the front are low maintenance gardens along with driveway providing off road parking and garage. To the rear is an enclosed gardens being mainly laid to lawn and has a patio area.

An entrance door opens into the hallway with wall mounted tripswitches, central heating controls and panel radiator. Archway to kitchen with a selection of base and wall mounted cabinets, stainless steel sink, washing machine, integrated cooker, hob with extractor fan over, space for under counter fridge/freezer, square edge worksurfaces, tiled splashbacks and tiled flooring.

The sitting room has staircase rising to first floor landing with door leading out to conservatory. Having wall mounted panel radiator, TV aerial, telephone point and fitted carpets.

Door leading through to conservatory with a selection of sectional glazing and uPVC windows with double patio doors leading out to the garden. The conservatory has a pitched roof and tiled flooring.

Upstairs there are two good sized bedrooms with built-in storage and bathroom. The bathroom has a pedestal wash hand basin, panel enclosed bath with shower over, WC, splashback wall tiling, vinyl flooring and window to front.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £26,250. Should a guarantor be required to support an application, an income of £31,500 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Mains gas central heating.

Council Tax - Band B

Broadband Connectivity - 8000Mbps Download. 8000Mbps Upload - Ultrafast - Source Ofcom

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

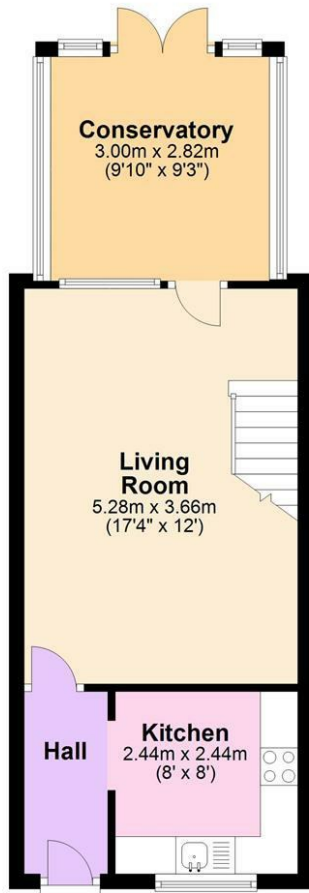
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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HEREFORDSHIRE, HR4 9AP

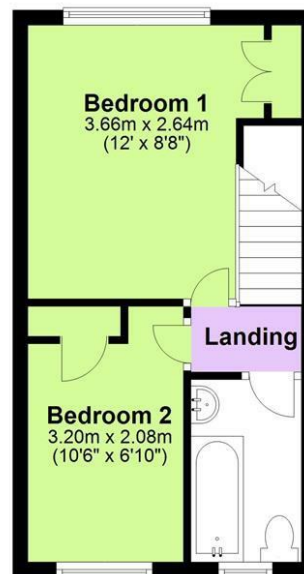
Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.3 sq. feet)

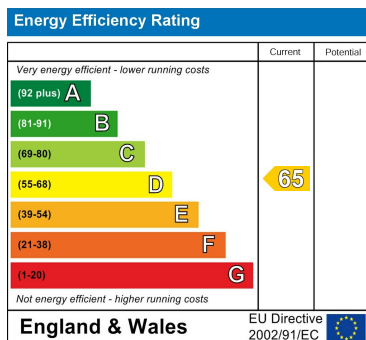


Total area: approx. 62.4 sq. metres (672.1 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

01432 355455

lettings@flintandcook.co.uk

<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.