

TO LET

You could live here!



Ryton, Burnaby Drive

- Three Bedrooms
- Gardens & Garage

£600pcm

- Semi Detached
- Unfurnished

ROOK
MATTHEWS
SAYER

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AVAILABLE TO LET UNFURNISHED THIS THREE BEDROOM SEMI DETACHED HOUSE ON BURNABY DRIVE IN RYTON. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, GARDENS, DRIVEWAY AND GARAGE. INTERNALLY THE ACCOMMODATION COMPRISSES; ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM WC.

Entrance Hall:

Entered via external door, spotlights to ceiling, under stairs storage cupboard and stairs to first floor.

Lounge:

16'5" x 13'0" into alcove (max) Double glazed square bay window to the front, stone effect feature fire surround with living flame effect gas fire, coving to ceiling and double radiator.



Dining Room:

10'6" x 9'4" (max) Double glazed patio door to the rear, spotlights to ceiling and double radiator.

Kitchen:

17'11" x 7'7" plus alcove (max) Two double glazed windows to the rear, door to the rear, door to garage, fitted with a range of matching wall and base units with work surfaces above, tiled splash backs, electric cooker point and double radiator.



First Floor Landing:

Double glazed window to the side.

Bedroom One:

15'9" into bay x 11'6" into alcove (max) Double glazed square bay window to the front and radiator.

Bedroom Two:

11'6" x 10'7" (max) Double glazed window to the rear and radiator.

Bedroom Three:

7'11 x 7'8" (max) Double glazed window to the front and radiator.

Bathroom wc:

Double glazed window to the rear, panelled bath, low level wc, pedestal wash hand basin, walk in shower area, loft access, part tiled walls and radiator.



Externally:

There is a garden to the rear and a garden to the front with a driveway leading to;

Garage:

16'6" x 8'2" (max) Up and over garage door, power and lighting.

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An administration fee of £300 plus VAT (being £360 in total) will be payable on completion of an application form. This fee includes the cost of reference checks, checking your credit status, preparing the tenancy agreement and protection and registration of the security bond. Please note that if the application does not go ahead this money will not be reimbursed.

On the commencement of the tenancy we will require the first months rent (£600) plus a security bond of £600 – being £1200 in total. Please note that if pets are to be housed (subject to Landlords consent prior to application) the Landlord may require an increased bond to cover extra wear and tear. The security bond will be returnable at the end of the tenancy, without interest, providing all conditions of the tenancy are fulfilled.



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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