



69 Hallows Rise, Dronfield S18 1YA



Lettings

# 69 Hallowes Rise

Per Calendar Month

## £750 Per Calendar

An excellent opportunity to rent this nicely presented two bedroom flat which forms part of a small purpose built block of only nine properties. Located on the fringe of the town yet within easy reach of the train station and good range of local amenities. Offering gas fired central heating and uPVC double glazing.

The property briefly comprises of: communal entrance hall, private hallway, living room, well equipped kitchen, two bedrooms and excellent bathroom.

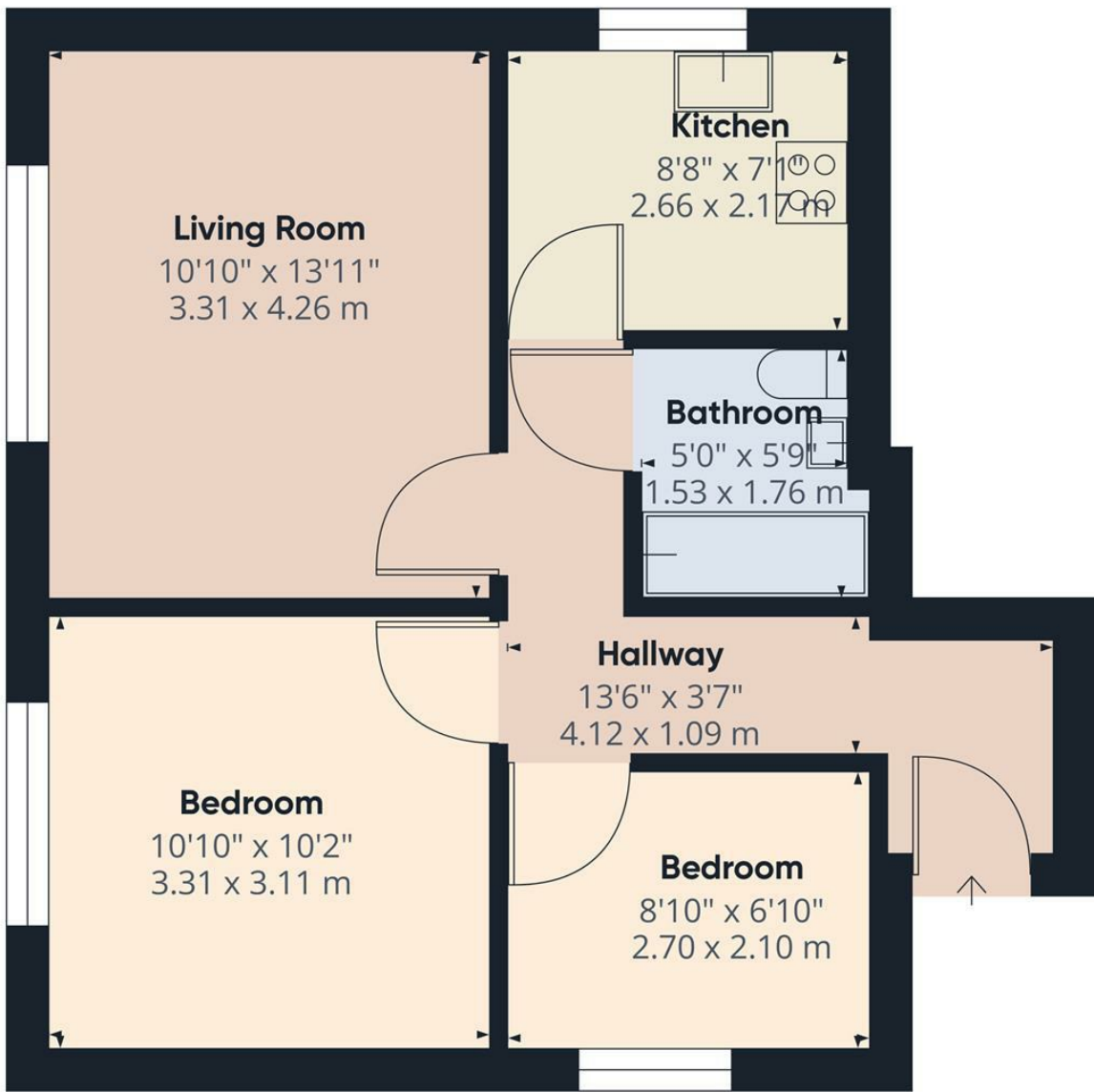
Outside are mainly lawned communal gardens along with residents parking area.

UNFURNISHED 6-12 MONTH TENANCY. RESTRICTIONS: No smokers. Energy Efficiency Rating C. Council Tax Band A



- Well presented throughout
- Excellent order throughout
- Gas central heating and double glazing
- Two Bedrooms
- Residents parking





**Approximate total area<sup>(1)</sup>**  
494.31 ft<sup>2</sup>  
45.92 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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