



Property Consultants

Linking people to properties



£1,200 PCM
Humberstone Road
Luton, Bedfordshire LU4 9SR

dg Property Consultants A fully redecorated and modern semi detached property located in the Legrave / Challney catchment area. Available straight away as unfurnished.

Accommodation comprises: Entrance porch to entrance hall. front lounge, open plan fitted kitchen/dining room, large Upvc conservatory, cloakroom, 1st floor, landing, 3 good size bedroom all with fitted wardrobes, modern family bathroom, outside, front garden with off road parking to the drive, enclosed rear garden.

Call Team dg to arrange a viewing: 01582 - 580500

Refurbished Property
3 Bedroom Semi
Good Size Lounge
Modern Kitchen/Dining Room
Large Upvc Conservatory
Double Glazed & Gas C - H
Downstairs Cloakroom
Available Straight Away
Unfurnished
Legrave / Challney Catchment

Ground Floor

Porch

Two uPVC double glazed windows to side, uPVC double glazed window to front, ceramic tiled flooring, double glazed entrance patio doors, uPVC double glazed entrance door.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Entrance Hall

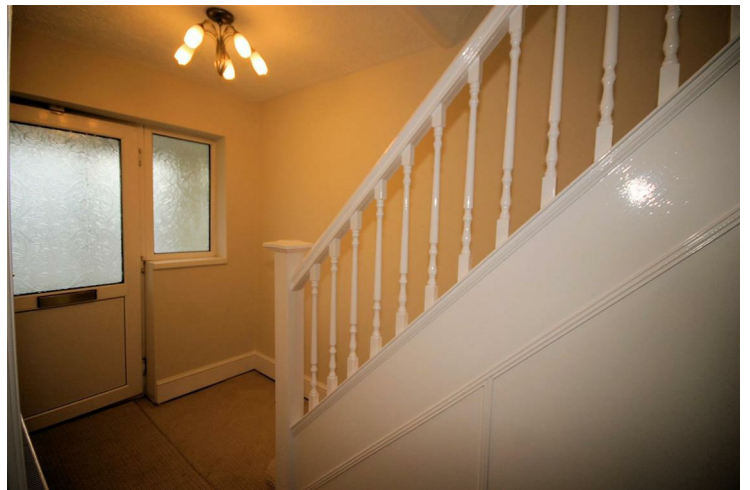
Double radiator, fitted carpet, double power point(s), textured ceiling, built-in under-stairs storage cupboard with gas and electricity meters, carpeted stairs to first floor landing, uPVC double glazed door to side.

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View of Entrance Hall

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Lounge

11'7" x 12'5"

UPVC double glazed bay window to front with curtains and rails/poles, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling.

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View of Lounge

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Dining Room

12'6" x 12'5"

Two double radiators, fitted carpet, double power point(s), textured ceiling, living flame effect gas fire set in feature surround, archway opening kitchen, double glazed patio doors.

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View of Dining Room

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Fitted Kitchen

11'10" x 7'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge/freezer and dishwasher, automatic washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, wooden laminate flooring, double power point(s) with recessed ceiling spotlights.

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View of Kitchen

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View of Sink

Appliances & Sink: Left 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 & Sink: Left 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

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View of Oven

Appliances & Sink: Left 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 Fridge/Freezer

Appliances & Sink: Left 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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Conservatory

12'10" x 10'11"

UPVC double glazed window to rear, double radiator, uPVC double glazed patio door to garden.

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View of Conservatory

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Cloakroom

UPVC double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, full height ceramic tiling to all walls, laminate tiled flooring, TV point(s), double power point(s) with ceiling spotlights, storage cupboard.

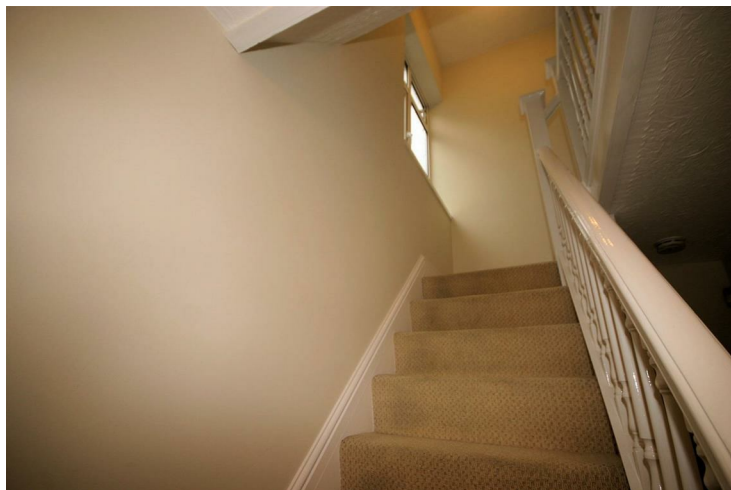
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First Floor

View of Stairs

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Landing

UPVC double glazed window to side, fitted carpet, textured ceiling, access to loft space.

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Bedroom 1

11'3" x 12'5"

UPVC double glazed bay window to front, fitted wardrobe(s), double radiator, fitted carpet, TV point(s), double power point(s), coved ceiling with recessed ceiling spotlights.

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View of Bedroom 1

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Bedroom 2

12'10" x 11'4"

UPVC double glazed window to rear with vertical blinds, fitted wardrobe(s), double radiator, fitted carpet, double power point(s), textured ceiling.

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View of Bedroom 2

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Bedroom 3

9'7" x 7'0"

UPVC double glazed window to rear with vertical blinds, fitted wardrobe(s), double radiator, fitted carpet, double power point(s), textured ceiling.

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View of Bedroom 3

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Family Bathroom

Three piece comprising panelled bath with independent electric shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, bay window to front, double radiator, vinyl flooring.

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View of Bedroom Bathroom

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Outside

Front Garden

Front boundary wall, laid to lawn, borders, 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.

Off Road Parking

Off road parking to the front drive.

Rear Garden

Enclosed by fencing, patio area, laid to lawn, side access to the front.

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



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.

Tenancy Date

Tenancy Start Date:

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

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.

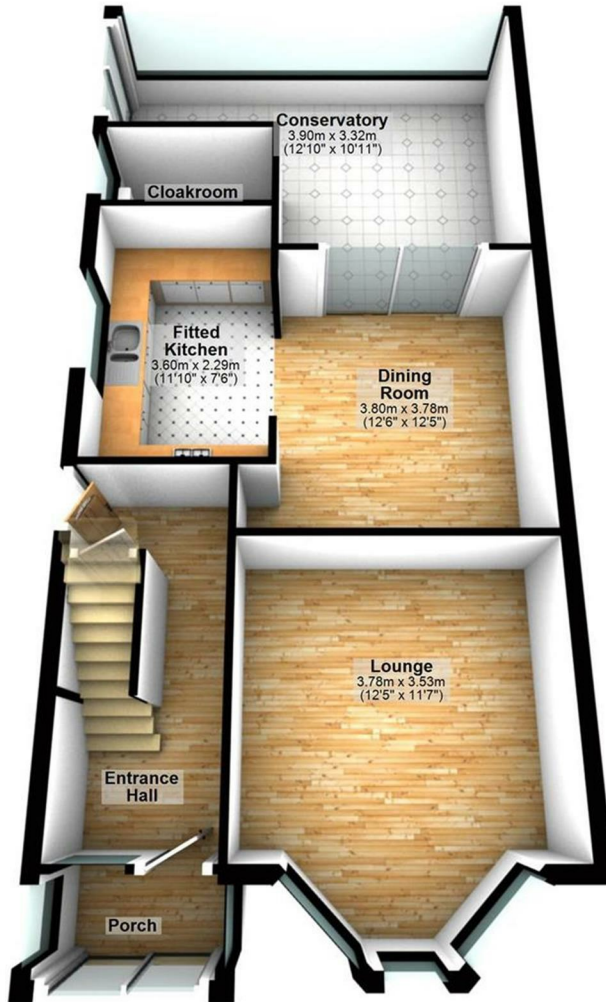
In the event of a Guarantor being required, the same reference procedure above will apply.

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



First Floor

