



# Property Consultants

Linking people to properties



**£1,025 PCM**  
**Birtley Croft**  
**Luton, Bedfordshire LU2 9TR**

\*DG Property Consultants Luton\* are offering to rent this well presented two bedroom semi detached property located on the sought after Wigmore Park area of Luton.

Accommodation comprises: Entrance hall, good size lounge, fitted kitchen /diner, landing, 2 good size bedrooms and a family bathroom, front & good size rear garden plus off road parking for 2 vehicles.

Available straight away as unfurnished.

To arrange your viewing call Team DG on 01582-580500

Fully Refurbished  
2 Bedroom Semi Detached  
Off Road Parking  
Good Size Rear Garden  
Good Size Lounge  
Kitchen / Diner  
Double Glazed & Gas C - H  
Available Straight Away  
Sought After Location  
Good Size Private Rear Garden

## Ground Floor

### Entrance Hall

Upvc entrance door, single radiator, wooden laminate flooring, double power point(s), textured ceiling, door to kitchen.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### Kitchen / Diner

11'6" x 10'6"

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar with 2 x stools stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, automatic washing machine, upright freestanding fridge/freezer, electric freestanding cooker, replacement PVCu double glazed window to front with roller blind, replacement PVCu double glazed window to side with roller blind, single radiator, wooden laminate flooring, double power point(s), textured ceiling, wall mounted gas boiler serving heating system and domestic hot water, door to lounge.



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### **View of Kitchen / Diner**

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### **View of Kitchen / Diner**

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### **View of Sink**

Appliances: 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 Oven**

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### **View of Grill**

Appliances: 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 Freezer**

Appliances: 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**

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### **View of Lounge**

12'6" x 12'6"

Double radiator, wooden laminate flooring, cable telephone point(s), TV point(s), double power point(s), textured ceiling, light shade, carpeted stairs to first floor landing, PVCu double glazed french double doors to garden with curtains & poles, round table with 3 x chairs.

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### **View of Lounge**

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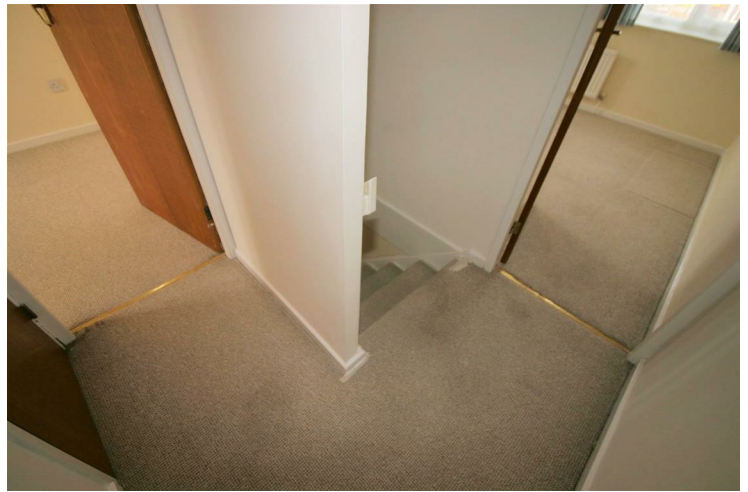


### **First Floor**

## Landing

Fitted carpet, power point(s), textured ceiling, access to loft space, door to airing cupboard.

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## Bedroom 1

12'6" x 9'6"

Two replacement PVCu double glazed windows to rear, replacement PVCu double glazed window to side all windows with curtains & poles, single radiator, fitted carpet, TV point(s), double power point(s), textured ceiling, light shade.

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## View of Bedroom 1

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## Bedroom 2

10'6" x 6'10"

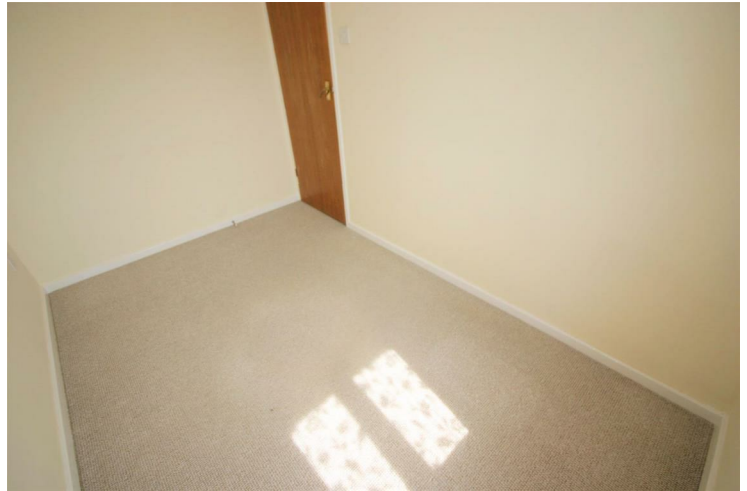
Replacement PVCu double glazed window to front with curtains & poles, single radiator, fitted carpet, power point(s), textured ceiling, light shade, 3 x wall shelves. Freshly decorated and cleaned.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View of Bedroom 2

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## Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over and with shower rail & curtain, pedestal wash hand basin, towel hook, bathroom glass, wooden cupboard, low-level WC, tiled splashbacks, wall mounted mirror, replacement PVCu double glazed window to front, single radiator, vinyl flooring.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## Outside



### **Front Garden**

Mainly laid to lawn, driveway to the side providing for two cars, gated side access to rear.

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



### **Rear Garden**

Enclosed by timber panelled fence to rear and sides, mainly laid to lawn, rotary washing line, gated side access to front, timber garden shed.

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



### **View of Rear Garden**



### **Off Road Parking**

Off road parking to the side for 2 vehicles.

### **KEYS**

- 2 x Front Door Keys
- 2 X Back Door Keys
- 2 X Shed door keys



## 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.

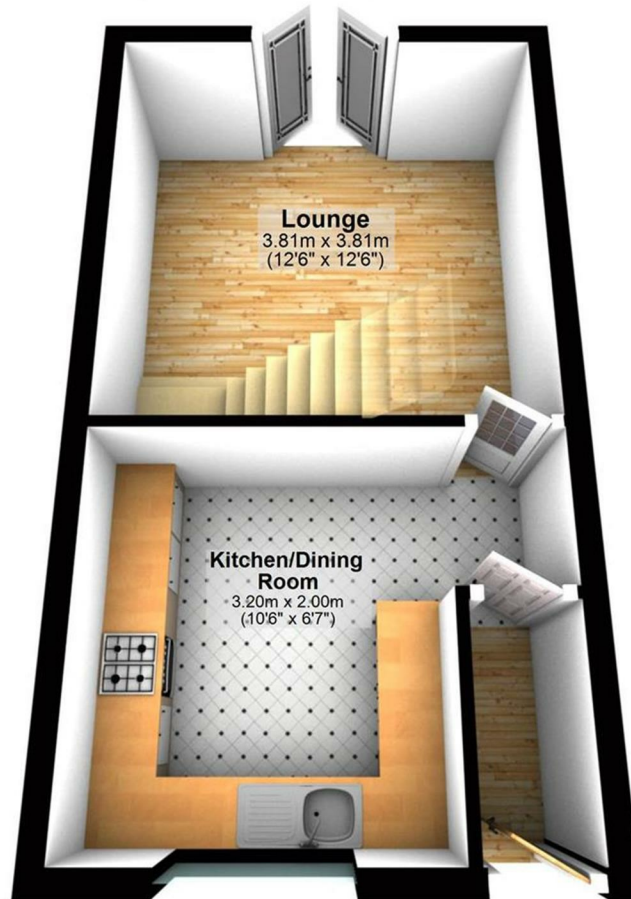
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

## 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. 26.3 sq. metres (282.6 sq. feet)



Total area: approx. 53.6 sq. metres (577.1 sq. feet)



# First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



