



# Property Consultants

Linking people to properties



## **£1,200 PCM**

### **Stapleford Road, Stopsley**

### **Luton, Bedfordshire LU2 8AX**

\*dg Property Consultants\* Offering this spacious and completely refurbished 2 bedroom End of Terraced property for rent, available straight away onwards as unfurnished, located in the sought after Stopsley area of Luton.

Accommodation comprising: Entrance hall, living Room, good sized combined fitted kitchen/diner, 1st floor, landing, two double sized bedrooms, modern refitted bathroom. Benefits Include: Double glazing, gas central heating. Frontage and good size private rear garden. This property must be Viewed!

Call team DG on 01582-580500 to book an appointment.

**Sought After Location**  
**2 Very Good Sized Bedrooms**  
**Double Glazing**  
**Gas Central Heating**  
**Available Straight away**  
**Modern Fitted Kitchen**  
**Modern Fitted Bathroom**  
**Private Rear Garden**  
**Must be viewed!!!**  
**Property Has Been Redecorated**

dg Property Consultants - Residential Sale - Lettings & Management

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

Sales: T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

Lettings: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



## Ground Floor

### Entrance Hall

uPVC double glazed door, single radiator, laminate flooring, stairs to first floor landing, door to living room.

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



### Living Room

11'0" x 8'7"

UPVC double glazed bay window to front, double radiator, laminate flooring, power point(s), tv point, door to kitchen.

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### View of Living Room

Left clean, tidy & rubbish free. No visible marks to walls, professionally cleaned and the carpets professionally cleaned. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

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## Kitchen/Diner

10'2" x 11'9"

Modern fitted kitchen with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit with mixer tap, plumbing and space for a washing machine and fridge, gas freestanding cooker, (under counter fridge and washing machine are left for the incoming tenants to use, but should they breakdown, then they should repair themselves or replace with there own), double radiator, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, power point(s), uPVC double glazed French double door to the rear garden. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



## View of Kicthen

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## View of Kitchen

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### **View of Kitchen**

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### **View of Grill**

Appliances: Left professionally and 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**

Appliances: Left professionally and 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 Sink**

Appliances: Left professionally and 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**

Appliances: Left professionally and 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.



### **First Floor**

#### **View of Stairs**

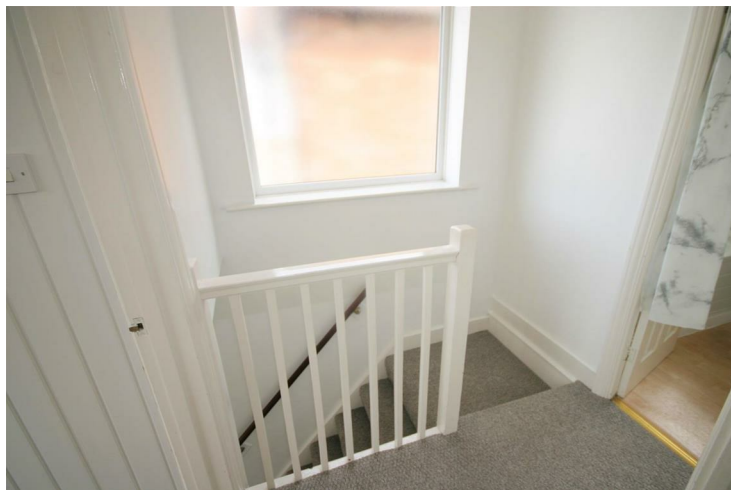
Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures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



## Landing

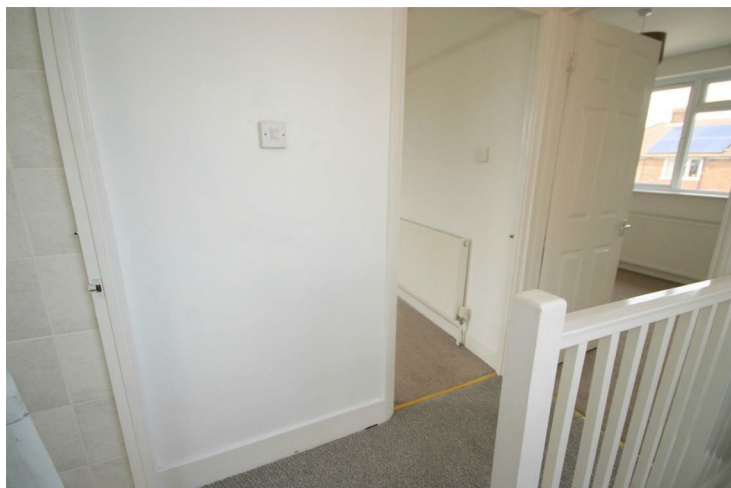
UPVC double glazed window to side, fitted carpet doors to bedrooms and bathroom.

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



## View of Landing

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## Bedroom 1

9'5" x 13'11"

UPVC double glazed window to front, double radiator, fitted carpet, power point(s), built in storage cupboard.

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### **View of Bedroom 1**

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### **Bedroom 2**

11'8" x 8'4"

UPVC double glazed window to rear, single radiator, fitted carpet, power point(s).

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



### **View of Bedroom 2**

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## Family Bathroom

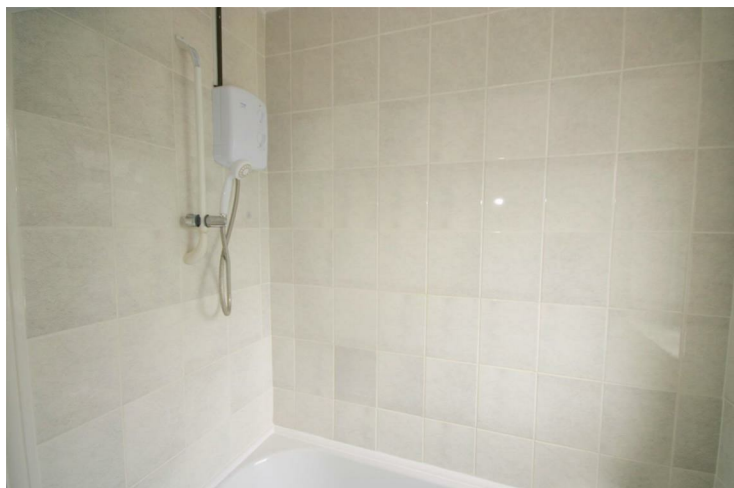
UPVC double glazed window to rear, refitted bathroom comprising: White suite, panelled bath with shower, pedestal wash hand basin, low level Wc, splashback tiling, vinyl flooring, single radiator.

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## View of Shower

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## Outside

### Front Garden

Front boundary wall, mono block frontage, side access to rear garden.

No parking on the front of the property.

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



### View of Front Garden

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



### Rear Garden

Enclosed by timber fencing, concrete and gravelled rear garden, mature tree, timber garden shed, side access to front.

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



### View of Rear Garden

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



### View of Rear Garden

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



### **View of Side Gate**

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



### **View of Shed**

Empty and should be returned empty.



### **KEYS**

2 X FRONT DOOR KEYS

1 x KITCHEN 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 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.

## **Tenants Signature.**

Tenant(s) Signatures:

## **Tenancy Date**

Tenancy Start Date:

## **Tenant(s) Application**

Tenant(s) Applications:

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## **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

