



DG
Property
Consultants
Estd. 2000



Yately Close, Bushmead, Luton, Bedfordshire LU2 7HF
£1,300 PCM

DG Property Consultants are offering sought after and well presented 2 bedroom semi detached property, located in the popular Bushmead/Warden Hills development of Luton.

Offered as Unfurnished and available from 18-05-2024 onwards.

Accommodation comprises: Entrance porch to hall, good size lounge, modern fitted combined kitchen/diner, landing, 2 double bedrooms, modern fitted family bathroom. Benefits include: Double glazing, gas central heating, front & rear gardens & 2 x off road parking spaces.

To arrange your viewing all Team DG on 01582-580500



2 High Street, Toddington,
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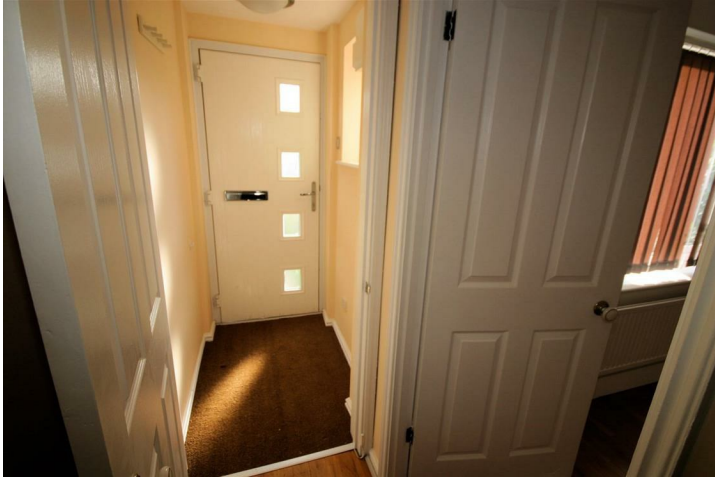


Ground Floor

Porch

UPVC double glazed window to side, door to entrance hall, wood laminate flooring.

Entrance Hall



Newly carpeted stairs to first floor landing, door to lounge, wood laminate flooring.

Lounge

11'2" x 12'2" (3.40m x 3.71m)



UPVC double glazed window to front, single radiator, laminate flooring, TV point(s), power point(s), door to kitchen/diner, under stairs storage cupboard.

View of Lounge



Kitchen/Diner

10'6" x 14'10" (3.19m x 4.53m)



Fitted with a matching range of base and eye level units, stainless steel sink, plumbing and space for washing machine, space for fridge and freezer, built-in electric halogen hob and electric oven under with extractor fan over, uPVC double glazed window to rear, single radiator, tiled flooring, power point(s), double doors to rear garden.

View of Kitchen/Diner



View of Kitchen/Diner



First Floor

Landing



Newly fitted carpet, power point(s), built in airing cupboard, access to all first floor rooms.

Bedroom 1

8'3" x 12'4" (2.51m x 3.76m)



Two uPVC double glazed windows to front, built in wardrobe(s), two single radiators, newly fitted carpet, power point(s), built in storage cupboard.

View of Bedroom 1



Bedroom 2

8'7" x 8'3" (2.62m x 2.51m)



UPVC double glazed window to rear, fitted wardrobe(s), single radiator, newly fitted carpet, power point(s), built in wardrobes with sliding doors.

View of Bedroom 2



Family Bathroom



Fitted with three piece suite comprising: Panelled bath with mixer shower and glass screen, vanity wash hand basin with cupboards under, low level wc., tiling to walls, replacement uPVC double glazed window to rear, single radiator, laminate flooring.

View of Bathroom



Outside

Front Garden

Laid to lawn, front path to the property, side access to the rear garden, via side gate.

Rear Garden



Enclosed by timber fencing, patio area, laid to lawn with shrubs to side borders, side access to the front via side gate. The Garden Summerhouse is not part of this properties let.

Off Road Parking

Mono block parking area to the front for two vehicles.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1804.95

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 able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

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.

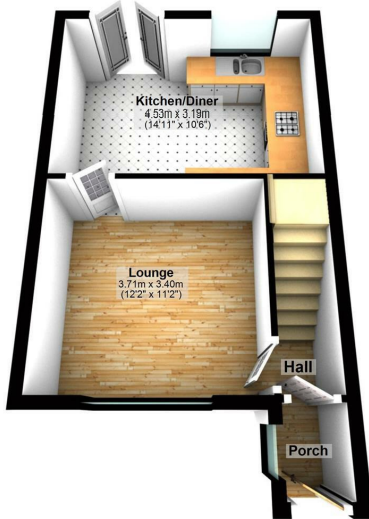
In the event of a Guarantor being required, the same reference procedure above will apply.

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.

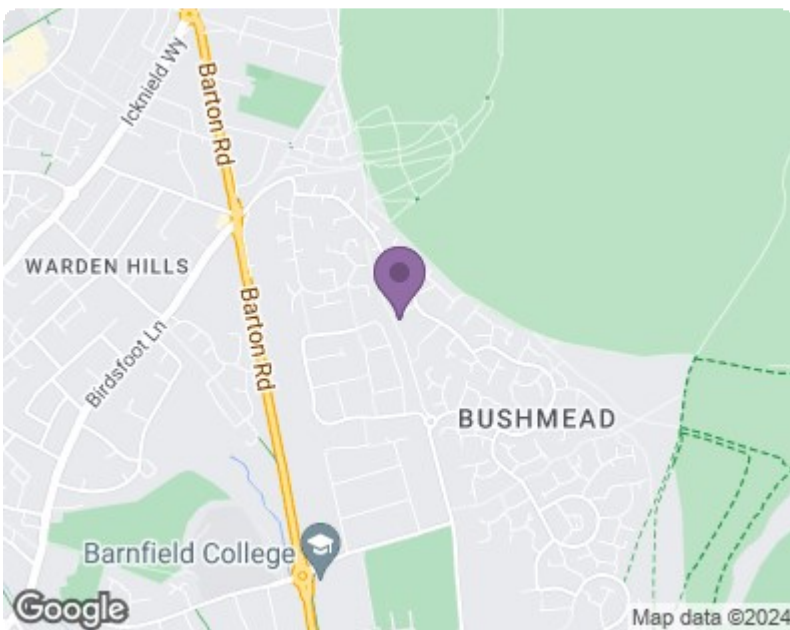
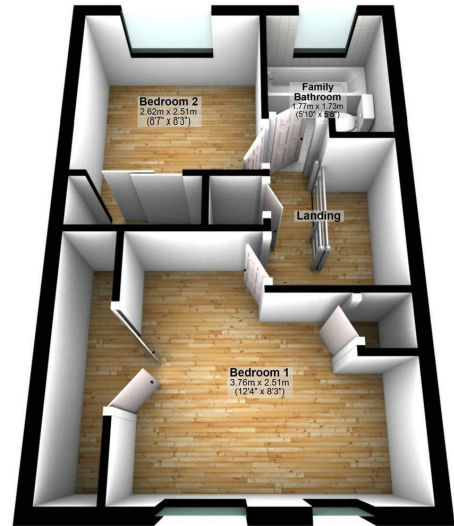
MISDESCRIPTIONS ACT - Lettings

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		64
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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