



ROOK STREET
HULME

£1,100

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 AVAILABLE 10-04-2020



VITALSPACE
INDEPENDENT ESTATE AGENTS



Rook Street, Hulme, M15 5PS

PROPERTY DETAILS

****RECENTLY RENOVATED** - **VIDEO TOUR** - **AVAILABLE NOW** -**

VITALSPACE ESTATE AGENTS are pleased to offer for rental this spacious and well presented TWO DOUBLE BEDROOM second floor apartment situated in popular area of Hulme within short distance to Manchester City Centre, Close to a range of local amenities and major transport links. The well presented accommodation briefly comprises; a welcoming entrance hallway, a shaped living room with a Juliet balcony, a separate modern fitted kitchen, two good sized bedrooms and a modern fitted bathroom with a shower over. This property benefits from a gas central heating system and has uPVC double glazed windows. Available now on an unfurnished basis. There is also the benefit of a designated PARKING space in a secure courtyard. As mentioned, this desirable apartment is positioned within walking distance of Manchester city centre. An internal inspection comes highly recommended.

NOTE

This property is available Now on an unfurnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

TERMS

All photographs are provided for guidance only.
Redress scheme provided by: The Property Ombudsman
Client Money Protection provided by: PropertyMark – C0124317

EPC Grade:- C
Council Tax Band - A
Tenure - Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

