



WARDE STREET
HULME

£1,050



3 BEDROOMS



2 BATHROOMS



2 RECEPTIONS



AVAILABLE NOW



VITALSPACE
INDEPENDENT ESTATE AGENTS



Warde Street, Hulme, M15 5TF

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are proud to offer for rental this fantastic THREE BEDROOM semi-detached property located in the heart of Hulme with the University, Oxford Road and Manchester City centre all in close proximity. This attractive property benefits from gas central heating and in brief, the accommodation comprises; welcoming entrance hallway, a downstairs WC, a large living room with double doors leading out into the rear garden and a good sized separate dining kitchen. To the first floor there are three bedrooms, all of which are a good size and a modern three piece family bathroom. Externally, to the rear of the property, a low maintenance south facing fenced garden can be found. This property is situated in a forever expanding area of Hulme, within walking distance to the City Centre, excellent primary schools, ASDA and Argos as well as universities and St Mary's hospital. There are excellent transport links with Princess Parkway nearby and popular bus services. Available now on an unfurnished basis. Contact VitalSpace Estate Agents to arrange a viewing.

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; No Smokers, No Pets, 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. For further assistance in this regard, please contact our lettings department.



| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | Predicted |
| (92 to 100) A | |
| (81 to 91) B | |
| (69 to 80) C | |
| (56 to 68) D | |
| (39 to 54) E | |
| (21 to 38) F | |
| (1 to 20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England, Wales & N.Ireland | |
| EU Directive 2002/91/EC | |