

2 Bed Terraced In Grove Street Leyland, Leyland, PR25 1UU

£800 Monthly





SHORT DESCRIPTION

Property Ref: 11971 EPC in progress A well-presented two-bedroom home located on Grove Street in the heart of Leyland, offering comfortable and practical living accommodation ideal for small families, couples, or investors. The property features a spacious living room, providing a welcoming space for relaxation and entertaining. There are two well-proportioned bedrooms, along with a modern family bathroom. The home benefits from gas central heating, ensuring warmth and efficiency throughout the year. To the rear, the property boasts a private garden, perfect for outdoor enjoyment or additional storage space. On-street parking is available, offering convenient access for residents and visitors. Situated in a convenient location, the property is close to local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and accessibility. Property Type: Terraced Full Renting price: £800.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: A Outside Space: Rear Garden Parking: On street Heating Type: Gas -----

2

Bed Room(s)

1

Bath Room(s)

1

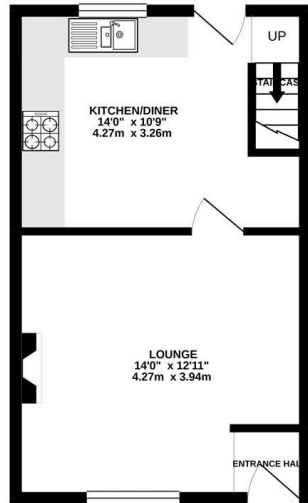
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 91 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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