



White Gates Holmer, Hereford, HR4 9RG



Sunderlands
Residential Rural Commercial



**White Gates Holmer
Hereford
HR4 9RG**

Summary of Features

- To the North of the city
- Detached house with 3 bedrooms
- Lounge, dining room, kitchen , utility and conservatory
- Driveway with ample parking
- Rear garden and Patio

£1,400 Per Month

Porch

With door leading to:

Entrance Hall

With radiator and doors leading to:

Living Room

With radiator and window to front aspect. Patio doors leading to:

Conservatory

With radiator and french doors leading to rear garden.

Dining Room

With radiator and window to front aspect.

Kitchen

With matching base and head units, built in hob and oven, sink, dishwasher, radiator and window to side aspect. Door leading to:

Utility Room

With kitchen units, sink, storage cupboard and radiator. Windows to side and rear aspect and door leading to rear garden. Door leading to:

Cloakroom

With WC and window.

First Floor Landing

With windows to front and rear aspect, boiler cupboard and doors leading to:

Bedroom 1

With storage wardrobe, radiator and window to front aspect.

Bedroom 2

With radiator and window to rear aspect.

Bedroom 3

With radiator and window to rear aspect.

Bathroom

With WC, hand wash basin, bath with shower over, heated towel rail and window to front aspect.

Outside

The property is benefitted by a gated driveway with space for several cars. There is a side passage leading to the rear garden with a patio area with the remainder laid to lawn.

Services

The Tenant(s) will be responsible for payment of water, oil, drainage, electricity and council tax as applicable. Council Tax Band - E.

Rent

Rent is payable monthly in advance on the first day of each calendar month.

Deposit

The deposit is calculated as an equivalent of 5 weeks' rent.

Viewing Arrangements

Thank you for your interest in letting a property through Sunderlands. Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:- <https://www.sunderlands.co.uk/residential/registration> We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.

Sunderlands

Lettings@sunderlands.co.uk

Reference Procedure

Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following: Photo ID (Passport, Driving Licence) Proof of Income (copies of wage slips, Tax returns or accountants reference) Residency ID (Current utility bill with name and home address)

Tenure



Directions

rightmove
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Zoopla.co.uk
Smarter property search



Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.