

RESIDENTIAL PROPERTY TO LET

AVAILABLE ON A 6 MONTH ASSURED SHORTHOLD TENANCY

ACACIA DRIVE, LOWER PILSLEY

DIRECTIONS: From Chesterfield town centre proceed along Derby Road and into Clay Cross, turning left onto Thanet Street at the traffic lights and continue on this road, through Danesmoor, to the T Junction at the end. Turn right onto Rupert Street in Pilsley, then left onto Acacia Road, 1st left onto Acacia Drive and the property is situated and the end of the cul-de-sac on the Right hand side.

- **DETACHED BUNGALOW**
- **3 DOUBLE BEDROOMS**
- **2 EN-SUITES**
- **MAIN BATHROOM**
- **LOUNGE**
- **KITCHEN/DINING ROOM**
- **UTILITY STORE ROOM**
- **ENCLOSED REAR GARDEN**
- **OFF ROAD PARKING**
- **GCH & DOUBLE GLAZING**

RENT: £550.00 PCM
BOND: £650.00



NO PETS/NO HOUSING BENEFIT

ALL RENTS ARE EXCLUSIVE UNLESS OTHERWISE STATED. ALL UTILITIES AND COUNCIL TAX ARE THE RESPONSIBILITY OF THE TENANT FOR THE DURATION OF THE TENANCY.

VIEWINGS ARE ACCOMPANIED AND BY PRIOR APPOINTMENT ONLY



1. All applications are accepted subject to status enquiries.
2. Some properties may not accept housing benefit.
3. A security bond is payable in advance of the tenancy on all properties.
4. Quantity of furnishings will vary in each property - viewing is essential to clarify your requirements.

Messrs Wilkins Hammond for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract or any part thereof; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are believed to be correct, but their accuracy is not guaranteed and intending purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Wilkins Hammond has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of V.A.T.