



11, Hazel Walk,

£850 Per Calendar  
Month



**Willsons**  
SINCE 1842

11, Hazel Walk,  
, Alford,  
Lincolnshire, LN13 9BX

### "AGENT'S COMMENTS"

*Modern 3-bedroom semi-detached house located in the popular market town of Alford and within a short distance to local amenities and Alford Town Centre. This property consists of a kitchen, ground floor WC, spacious lounge, two double bedrooms, one single bedroom, bathroom room and two storage cupboards. Benefitting from UPVC Double Glazing and Gas Central Heating throughout. There is off-road parking with two allocated parking spaces and a rear garden with shed in situ. Council Tax Band B, EPC rating B, Deposit £980.76*

LOCATION



**Willsons**  
SINCE 1842

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<https://www.willsons-property.co.uk>

### How to apply for a viewing

If you would like to apply to view this property, please complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

### Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday

### Holding deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £196.15, must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Deposit

This property requires a deposit of 5 weeks' rent - totalling £980.76

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

Three-bedroom semi-detached house located in the market town of Alford, close to local amenities with rear garden and designated off-road parking for 2cars.

### Kitchen

8'8" x 15'5" (2.66 x 4.70)

UPVC double glazed french doors with curtain and rail, UPVC double glazed window with fitted blind, gas central heated radiator, U-shaped work surface with wall and base units, stainless steel double sink and drainer, electric oven and 4 ring gas hob with overhead extractor, space for washing machine, electric smart meter, sockets and switches.

### Ground floor W/C

3'0" x 4'7" (0.93 x 1.40)

Gas central heated radiator, toilet, wall mounted hand basin, extractor fan, mirror.

### Lounge

15'5" x 15'3" (4.70 x 4.66)

UPVC double glazed sash bay window with curtains and rail, gas central heated radiators, electric fuse box, thermostat, TV connection point, Internet connection point, sockets and switches.

### Hallway

6'2" x 7'5" (1.90 x 2.28)

Over the stairs storage cupboard, cupboard housing gas boiler, sockets and switches.

### Bedroom 3

7'02"1" x 7'2" (2.14 x 2.20)

UPVC double glazed sash window with curtain and rail, gas central heated radiator, sockets and switches.

### Bedroom 2

7'10" x 13'3" (2.40 x 4.06)

UPVC double glazed sash window with curtain and rail, gas central heated radiator, thermostat, TV connection point, sockets and switches.

### Bedroom 1

10'7" x 8'10" (3.23 x 2.70)

UPVC double glazed sash window with curtain and rail, gas central heated radiator, TV Connection point, sockets and switches.

### Bathroom

6'2" x 6'2" (1.89 x 1.90)

UPVC double glazed sash window with fitted blind, gas central heated radiator, panelled bath with overhead shower and fitted curtain, extractor fan, toilet, hand basin, electric shaver point, mirror, vanity cupboard.

### Rear garden

Paved and grass area with gate leading to front of property and a separate gate leading to allocated parking spaces, shed with light and electricity points, outside tap.





## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

