



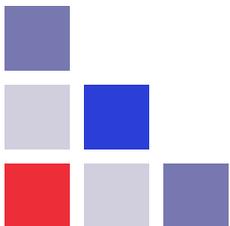
## Emmanuel Street

Preston PR1 7LU

**4 BED FURNISHED  
TO LET**

Hazelwells offer to let this furnished 4 Bedroom HMO, ideal for students or professional sharers. Large double bedrooms, communal kitchen, three piece bathroom suite and separate wc. UPVC double glazed, gas central heating. **BILLS INCLUDED.** The property is located within a 5 minute walk of UCLAN, the city centre and close to local amenities.

# Monthly Rental Of £1,400



**Hazelwells**  
sales & lettings

**161A Emmanuel Street, Preston PR1 7NQ**

**Hall**

19' 5" x 6' 5" (5.92m x 1.96m)  
WC

**Bedroom 1**

9' 9" x 13' 1" (2.98m x 3.98m)  
Double glazed window to the front, panel radiator.

**Kitchen**

6' 0" x 11' 11" (1.82m x 3.64m)  
Fitted kitchen.

**Bedroom 2**

11' 0" x 11' 8" (3.36m x 3.55m)  
Double glazed window to the rear, panel radiator.

**Landing**

**Bedroom 3**

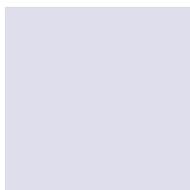
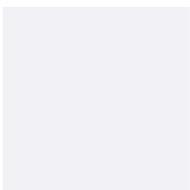
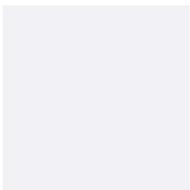
9' 6" x 15' 1" (2.89m x 4.61m)  
Double glazed windows to the front, panel radiator.

**Bedroom 4**

9' 6" x 15' 3" (2.89m x 4.65m)  
Double glazed window to the rear, panel radiator.

**Bathroom**

7' 2" x 6' 10" (2.19m x 2.09m)  
Three piece suite.

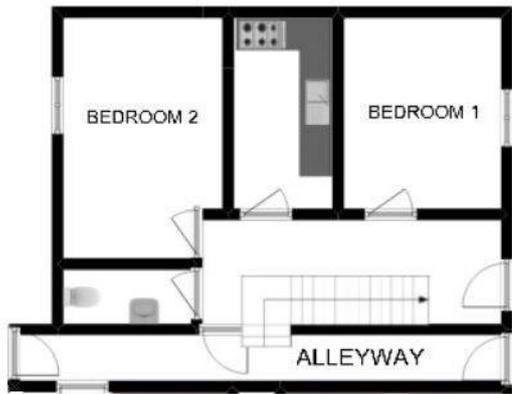


The Tenant Fees Act 2019 details which fees and payments a tenant may be liable for before, during and after a tenancy. These include;

- a) the rent; (rent paid monthly)
- b) a refundable tenancy deposit; (up to 5 weeks rent)
- c) a refundable holding deposit; (up to 1 weeks rent)
- d) payments to change the tenancy; (up to £50 per change)
- e) payments associated with early termination of the tenancy; (balance of rent / reasonable costs)
- f) payments in respect of utilities, communication services, tv licence and council tax; (tenants are responsible for bills if these are not included within their rent)
- g) a default fee for late payment of rent after 14 days (3% above the Bank of England's Base Rate for each day that the payment has been outstanding) and replacement of a lost key/security device (reasonable costs incurred) where required under a tenancy agreement.

Hazelwells is a member of Money Shield client money protection scheme, the myDeposits Alternative Dispute Resolution tenancy deposit protection scheme and is also a member of The Property Ombudsman redress scheme. You can find out more details on our website at [hazelwells.com/tenants](http://hazelwells.com/tenants) or by contacting the agent directly.





161A Emmanuel Street

GROUND FLOOR



FIRST FLOOR

If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view