



YERBURGH LODGE, YERBURGH STREET, CHESTER, CH2 2AW

£1,250 PCM



Ground Floor Lodge - Kitchen with Integrated Oven & Hob - Spacious Living Area -
Good Sized Reception Room - Private Courtyard



- Recently Refurbished
- Lodge Style Property
- Private Entrance & Private Garage
- Private Courtyard

- Two Bedrooms & One Office/Study/Nursery
- Council Tax Band C
- Water Billed at £50 PCM
- Viewing Highly Recommended!





This unique ground-floor lodge is conveniently located within walking distance of a range of local amenities and is now available for long-term rental in Chester.

Accessed via a private entrance, the property opens into a spacious courtyard before leading into a generous reception area, ideal as a dining space. To the left is a well-proportioned kitchen fitted with an integrated oven and hob.

Beyond the reception area, a step leads up to the spacious living room. Off the living room are two double bedrooms, one of which benefits from an en-suite shower room, along with a separate study/home office which would be ideal for remote working, a nursery, or occasional guest use. A family bathroom with an over-bath shower serves the remainder of the accommodation.

Outside, there is on-street parking available, but the property also benefits from its own private garage.

This is a truly distinctive property offering flexible living accommodation in a convenient location. Properties of this nature rarely come to the market, so early viewing is highly recommended.

Please note: Water charges are billed separately at £50.00 PCM and are payable alongside the rent. Tenants are responsible for gas, electricity and council tax. Council Tax Band C.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective applicants should verify all details through their own inspection.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

Pets

Pets must be declared on your application form. If permitted at the property, they will be recorded in the tenancy. Additional tenancy terms may apply if pets are accepted. Please confirm pet acceptance before applying.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: C (Cheshire West & Chester)

Deposit: £1,442

Holding Deposit: £288

Parking options: On Street

Garden details: Front Garden

Electricity supply: Mains

Heating: Gas Mains



ENTRANCE FLOOR APPROX FLOOR AREA 73.7m²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

 Floor plan created by RoomScan LiDAR ©2022

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



