



£4,500 Monthly

Holdale Road, Nottingham

Detached House | 4 Bedrooms | 3 Bathrooms

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- 12 month tenancy
- 5 Weeks Deposit
- Available immediately and long term
- Central Heating
- Double Glazing
- Extra downstairs toilet
- Family home and rear garden
- Fireplace
- Lounge
- Part-Furnished

Property Description

Spacious, fully wheelchair-accessible home with downstairs bedroom & wet room, separate kitchen & living room, plus private garden.

Main Particulars

A rare opportunity to rent a fully wheelchair-accessible detached family home in a quiet, well-connected Nottingham neighbourhood. Featuring a ground-floor accessible bedroom, wet room, and permission for portable hoist installation, this home has been thoughtfully designed for comfort and ease of use.

Property Highlights

Modern, ground-floor accessible bedroom

Wheelchair-friendly wet room downstairs

Landlord is OK for portable hoists to be installed

Two double bedrooms, 1 single bedroom

Family bathroom with seperate bath and shower

Downstairs W/C

Separate fitted kitchen

Large living room

Private rear garden

On-street parking

Part Furnished

Shops & Services:

Carlton Hill offers newsagents, grocers, cafés, and convenience stores Carlton Square shopping area nearby

Tesco superstore

Green Spaces:

Colwick Woods

Carlton Hill Recreation Ground

King George V Recreation Ground - ideal for walks, play, and community events

Colwick Allotments

Schools:

St Ann's Well Academy,

Huntingdon Academy,

Mapperley Plains Primary,

Rosehill SEN School.

Places of Worship: Our Lady & St Edward RC Church (0.3 mi), St Augustine's Parish (0.6 mi), Islamic Centre Nottingham (NG3 1DG), plus multiple other faith centres across Nottingham

Transport Links

Buses: 24, 25, 26, 27, 39, 773

Night Bus: N26 overnight service

Nearest Stops: Parkdale Road (2 mins), Porchester Road (9 mins), Comery Avenue (10 mins)

Carlton Station - Nottingham-Lincoln line

PlusBus available

Additional Information:

Council Tax Band C (£2,361 per annum for 2025-2026 tax year)

Local Authority: Nottingham City Council

Holding Deposit: £629.00

Security Deposit: £3461.00

Electricity Provider: OVO

Gas Provider: OVO

Broadband Connection: Openreach

Available Broadband: BT, Sky, Virgin

Available Cellular Data: O2, EE, Vodafone and Three

Please enquire with any of your providers before making any final decisions.

Call us today to arrange a viewing - accessible homes of this quality are rarely available.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

Once the Landlord has agreed to accept your application (subject to references and contract) we will ask for a holding deposit equating to one week's rent.

Upon successfully passing the referencing stage of the application, the holding deposit paid will count towards the total balance of rent and deposit owed before the tenancy start date. You risk losing your deposit in the event that;

- * Decide not to rent the property

- * Misled the landlord or the agent

- * Fail a right to rent or immigration check

The agent/landlord has to write to you within 7 days explaining why they are keeping the holding deposit.

We expect that all checks, payments and signatures are completed within 15 days from the date that you have paid your holding deposit. As all signatures are completed online, we feel that this timescale is fair and reasonable.

Paying your holding deposit does not secure the property at this stage - it essentially shows that you are serious and that you are going to the next stage of the application, which is the formal reference checks. You have 15 days from when you pay a holding deposit to enter into a tenancy agreement. This is called the deadline

for the agreement.

It is essential that you provide all information as quickly as you can and pay all monies as they become due. If you can consider a tenancy with 2 adults and 2 guarantors for example, that will require 4 people to be reference-checked, and 4 people to pay, and then subsequently sign the tenancy agreement one after the other, one person failing to do their bit on time holds the entire process up and puts everyone else's holding deposit at risk.

We would urge you to contact us at your earliest convenience if there is anything concerning you or if you have questions.

DISCLAIMER: Please ensure you seek your own financial advice (such as council tax) when renting

(1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your cooperation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents

Norman Galloway Sales & Lettings are registered with:

* Property Redress, with reference: PRS01969.

* Information Commissioners' Office, with reference: ZA251605

* Client Money Protect, with reference: CMP002689

Council Tax Band: C (Nottingham City Council)

Deposit: £5,192

Holding Deposit: £1,038

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Accessibility measures: Wheelchair accessible, Level access, Step free access, Ramped access, Wide doorways, Wet room, Level access shower

Entrance/Hallway w: 2.04m x l: 4.7m (w: 6' 8" x l: 15' 5")

Spacious hallway leading to all the right rooms!

Living room

w: 3.33m x l: 6.96m (w: 10' 11" x l: 22' 10")

Large living space with not one, but two fireplaces. This makes it easy to have a cozy vibe either way you look.

Better yet, the Landlord has stated they can include the sofa as part of your tenancy.

Kitchen w: 2.63m x l: 4.5m (w: 8' 8" x l: 14' 9")

Newly fitted kitchen with gas hob and electric oven.

Landlord has stated they can leave the washing machine and fridge.

WC w: 0.84m x l: 1.67m (w: 2' 9" x l: 5' 6")

Conveniently placed loo just barely outside of the kitchen

Accessible Bedroom w: 3.31m x l: 4.31m (w: 10' 10" x l: 14' 2")

This bedroom provides those with extra needs easy access to the outside world. Moving will be a breeze with large bifold doors allowing you to move the big, bulky items in.

Wet Room w: 2.5m x l: 3.24m (w: 8' 2" x l: 10' 8")

Tiled wet room with space to move about. Two shower heads, one toilet and a wash hand basins. m

FIRST FLOOR:

Bedroom 2 w: 3.45m x l: 3.36m (w: 11' 4" x l: 11')

Space for a double bed and the rest of your furniture, be it clothes or shelves. Perfect for customising to make the perfect bedroom.

Bedroom 3 w: 3.39m x l: 3.35m (w: 11' 1" x l: 11')

What's better than a room that can fit a double bed? A room with inbuilt wardrobes. Saving yourself floor space and the eyesore of a clothes rail. Perfect for those who need that bit more storage.

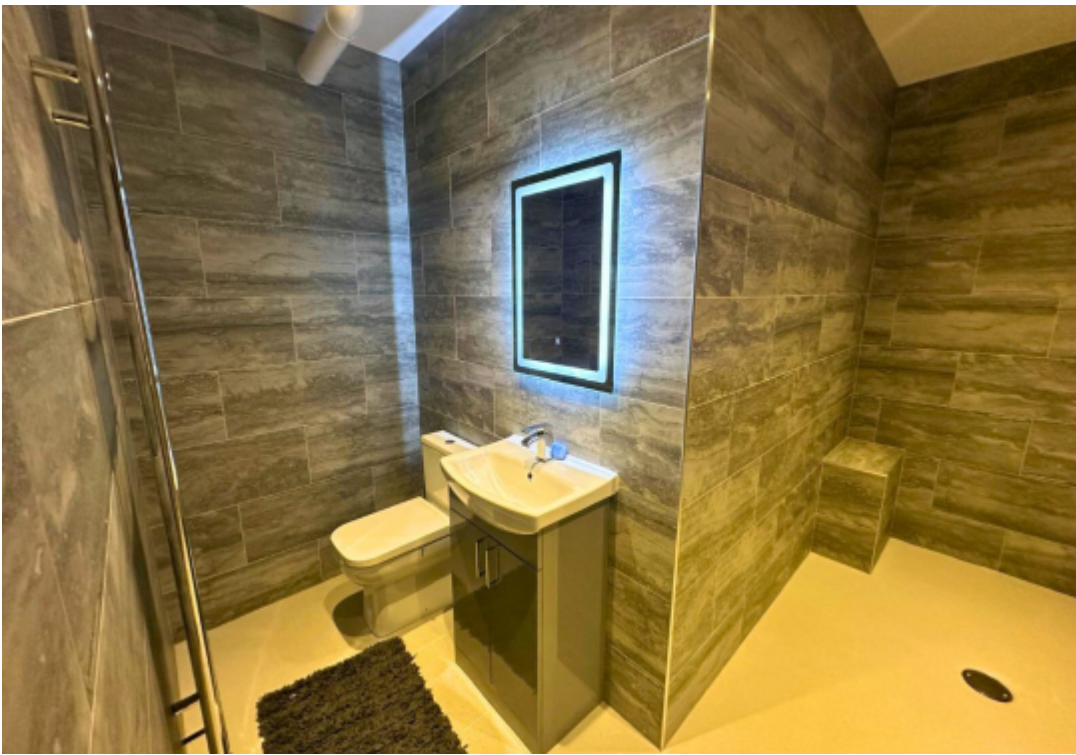
Office 1 w: 2.17m x l: 2.4m (w: 7' 1" x l: 7' 10")

Perfect room to set up as an office, a store room or even a play room. Plenty of space for all of your needs.

NOTE: This bedroom cannot be occupied by an individual aged 10 or over. This room is only suitable for occupation of a single child under the age of ten OR as a storage/office/playroom space.

Bathroom w: 2.68m x l: 2.35m (w: 8' 10" x l: 7' 9")

Four piece family suite, ideal for those who want to relax with a nice bath fizzer or those who want to get clean in an instant with a speedy shower. Heated towel rail to ensure that your towels are cozy and warm.



NORMAN GALLOWAY

Customer Focused  Delivering Results



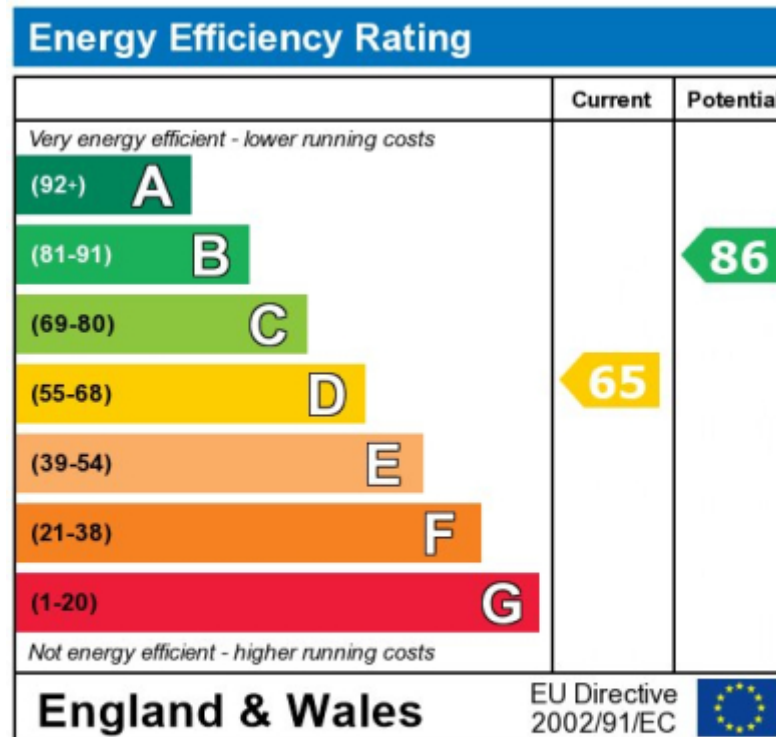
Holdale Road

NG3 - Bakersfield

Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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