

**FOR RENT**



**Kolpa v|d Hoek**

H Roland Holststraat 1  
2902 AE Capelle Aan Den  
IJssel

Rent:  
€ 2.000,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1960-1970
Type:	single family house
Rooms:	6
Capacity:	375 m <sup>3</sup>
Living area:	129 m <sup>2</sup>
External storage space:	4 m <sup>2</sup>
Heating:	central heating system
Energylabel:	C



## Description

Spacious furnished family house with five rooms, located in the cozy and child-friendly Dichtersbuurt. This property offers the best of both worlds, with a convenient location next to various daily amenities, including a metro station, shopping center, schools, swimming pool, fitness and sports hall. For your convenience, there is ample parking right in front of the door. In addition, the house has been expanded by including the garage in the house. Enjoy a spacious and beautifully landscaped front- and backyard, where you can relax.

Layout:

Ground floor:

Upon entering you will find an entrance / hall with meter cupboard, staircase, basement cupboard and a guest toilet with fountain. The living room has a fireplace and access to the backyard. The former garage has been integrated into the house, creating an extra living room, ideal as a workspace or playroom. The semi-open kitchen at the rear is equipped with various built-in appliances, such as a dishwasher, refrigerator,

4-burner gas hob and combination microwave. The kitchen has a playful breakfast bar and a door to the backyard. The backyard is spacious, green and has a playful shape, perfect for enjoying the sun.

1st floor:

On the landing is the staircase to the second floor and you have access to all rooms. At the front of the house is a spacious bedroom with fitted wardrobes, as well as the bathroom. The bathroom is equipped with a bath, shower and a double sink. At the rear of the house there are two more bedrooms.

2nd floor:

In the attic there is a fixed cupboard and the space the washing quipment. The bedroom on this floor is spacious and has a dormer window at the rear, as well as plenty of storage space in the knee bulkheads and a fixed cupboard. There is also a sink in the bedroom.

Details:

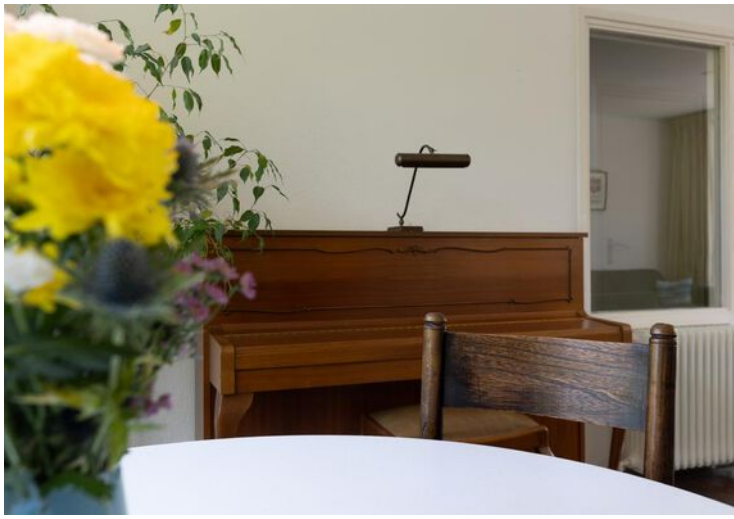
- Fully furnished;
- Excellent location;
- Located on a plot of approx. 200 m<sup>2</sup>;

Rental conditions;

- Lease term: At least one year;
- Rental start: 30th Of June 2024;
- Rent review: the rent will be increased annually by a percentage, in accordance with the provisions of the general provisions of the rental agreement for accommodation;
- The costs of gas, water, electricity consumption, internet and television, etc. are not included in the rental price and must be settled directly with the Utility Company;
- Deposit: in consultation, minimum 1 month.

This information has been compiled by Kolpa Rental Services with due care. However, no liability is accepted on our part for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. The NVM conditions apply.















# Location on map

