



STUART TERRACE, FELLING
RENT £550 PCM





DESCRIPTION

Having a convenient location close to the Felling Bypass and Heworth metro, we offer to rent this two bedroom ground floor flat. The property is offered on a unfurnished basis and has the benefit of gas central heating and UPVC double glazing. Comprising of entrance hall leading to a rear facing lounge, fitted kitchen, shower room, two bedrooms and a small town garden to the front and private rear yard.

ENTRANCE HALL

UPVC door providing access to hall with central heating radiator and storage cupboard.

LOUNGE

Rear facing lounge, UPVC window, central heating radiator, feature electric fire and door leading into kitchen.

KITCHEN

Stairs leading down to the kitchen and having a range of wall and floor units, central heating radiator, UPVC window, exit to rear

BEDROOM ONE

Front facing bedroom, UPVC window, central heating radiator with fitted wardrobes.

BEDROOM TWO

To the rear, UPVC window and central heating radiator

WET ROOM

Low level w.c, pedestal wash basin, tiling to the walls, UPVC window, extractor fan and electric shower.

EXTERNAL

To the front of the property there is a small town garden. To the rear there is a backyard.

DISCLAIMER

One months rent in advance = £525

One months rent as a damage deposit = £525

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

