



2 Colepike Cottages

Lanchester, Durham, DH7 0RW

£795 pcm

2 Colepike Cottages is a stone built three-bedroom property situated in a fabulous setting on the outskirts of Lanchester in close proximity to Durham.

- Three-bedroom cottage
- Large open plan kitchen/living area
- Stunning countryside location
- Character features
- Oil central heating
- Outhouse with electricity
- Parking for two cars
- EPC rating D

Tel: 01434 608980

www.youngsrps.com

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DESCRIPTION

2 Colepike Cottages is a stone built three-bedroom property situated in a fabulous setting on the outskirts of Lanchester within close proximity to Durham.

The property looks onto a lawned area and has stunning countryside views. It comprises of a bright spacious living area with arched window, an inglenook fireplace housing a woodburning stove, kitchen with a range of wall and base units, electric range, hob, extractor fan, fridge/freezer, dishwasher and plumbing for washing machine.

There are three bedrooms and a family bathroom with whirlpool bath, walk in shower, wash hand basin set in a vanity unit and WC.

Externally there is an outhouse with electricity and parking for two cars.

SERVICES

Water, electricity and private drainage are connected. Oil central heating also providing the heating and hot water.

CHARGES

The tenant will be required to meet all outgoing including council tax. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants, any holding deposit will be offset against the security deposit with the agreement of the payee.

DEPOSIT

£915 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



IMPORTANT NOTE Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. We endeavour to make our descriptions as accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solid to be prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.



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Hexham

Priestpopple, Hexham,
Northumberland, NE46 1PS
T: 01434 608980 / 609000
hexham@youngsrps.com

Newcastle

23 Grey Street,
Newcastle, NE1 6EE
T: 0191 2610300
newcastle@youngsrps.com

Alnwick

31-33 Bondgate Within,
Alnwick, NE66 1SX
T: 01665 606800
alnwick@youngsrps.com

Sedgefield

50 Front Street, Sedgefield,
Co. Durham, TS21 2AQ
T: 01740 622100 / 617377
sedgefield@youngsrps.com

Northallerton

80-81 High Street, Northallerton,
North Yorkshire, DL7 8EG
T: 01609 773004 / 781234
northallerton@youngsrps.com

Dumfries

Lochar House, Heathhall,
Dumfries DG1 3NU
T: 01387 402277
dumfries@youngsrps.com