



## Harperley Gardens | Catchgate | Stanley | DH9 8RZ

SUITABLE FOR LANDLORDS this two bedroom end link terrace house is available with a willing tenant currently paying £390 PCM providing an 8% yield. Enjoying lovely views over the countryside the accommodation comprises an entrance hallway, lounge/diner, fitted kitchen with integrated oven, utility room with appliances, two double sized bedrooms with fitted wardrobes and a bathroom suite. Gardens to the front and rear and benefits from gas combi central heating and full UPVC double glazing. EPC rating of D (61).

£54,950

- Investment opportunity
- End link terrace house
- Tenanted property paying £390 PCM
- Gardens to front and rear
- 8% Yield





## Property Description

### ENTRANCE HALLWAY

10' 7" x 5' 8" (3.24m x 1.75m) UPVC double glazed entrance door, stairs to first floor, central heating single radiator and a door leading to the kitchen.

### KITCHEN

8' 2" x 8' 8" (2.51m x 2.66m) Fitted with a range of wall and base units contrasting laminate worktops, integrated fan assisted electric oven/grill, gas hob and illuminated extractor unit over, inset sink and mixer tap, UPVC double glazed window, under-stair storage cupboard, central heating double radiator, laminate flooring, door to the lounge/diner and an opening to the utility room.

### UTILITY ROOM

8' 0" x 4' 5" (2.45m x 1.37m) Wall unit, laminate worktop, laminate flooring, space for white goods including plumbing for a washing machine and dishwasher, wall mounted gas combi central heating boiler, single radiator, uPVC double glazed

window and matching rear exit door.

### LOUNGE/DINER

19' 4" x 11' 2" (MAXIMUM) (5.90m x 3.41m) Dural aspect with feature marble effect fire surround, marble inlay and hearth with living flame gas fire, laminate flooring, central heating double radiators, two uPVC double glazed windows, coving, TV aerial and satellite TV aerial.

### FIRST FLOOR

Landing with uPVC double glazed window, loft hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (FRONT)

9' 6" x 11' 7" (2.90m x 3.54m) Fitted wardrobes, central heating single radiator, telephone point and a UPVC double glazed windows with countryside views.

### BEDROOM 2 (REAR)

9' 6" x 10' 11" (MAXIMUM) (2.91m x 3.33m) Fitted wardrobes,

central heating single radiator, UPVC double glazed window, fitted wardrobe and coving.

### BATHROOM

5' 6" x 6' 2" (1.68m x 1.88m) A white suite with P-shaped panelled bath with shower fitment over and glazed screen, tiled splash-backs, pedestal wash basin, WC, central heating single radiator and a UPVC double glazed window.

### EXTERNAL

Gardens to front and rear.

### CENTRAL HEATING

Central heating via gas combi boiler and radiators.

### DOUBLE GLAZING

Full UPVC double glazing.

### ENERGY EFFICIENCY

EPC rating D (61). Please speak to a member of staff for a

copy of the full Energy Performance Certificate.

#### VIEWING

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

#### NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

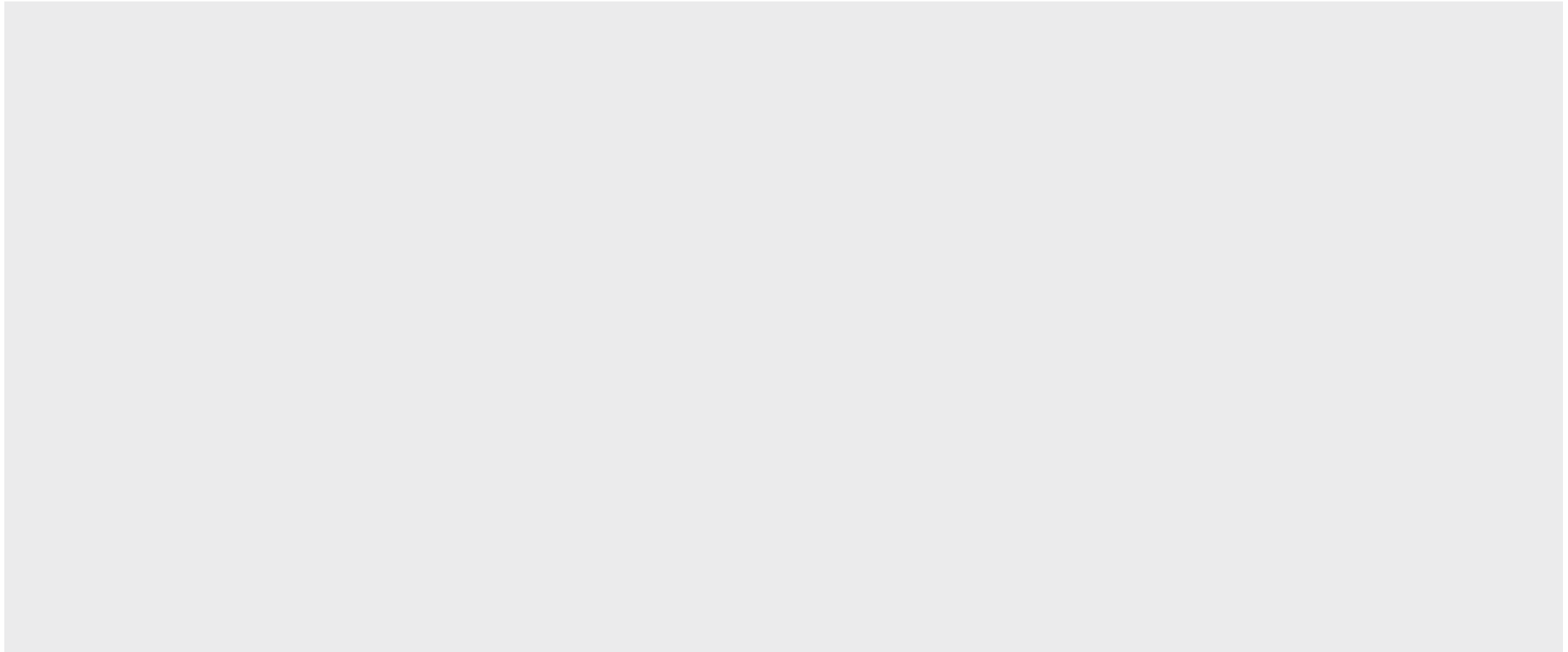
#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.









## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

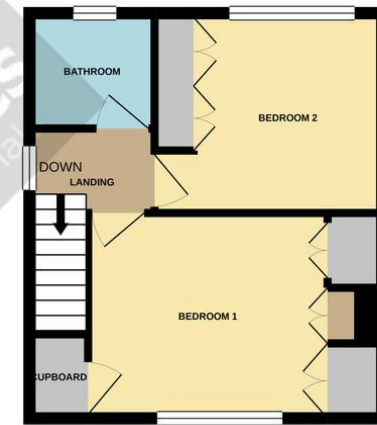
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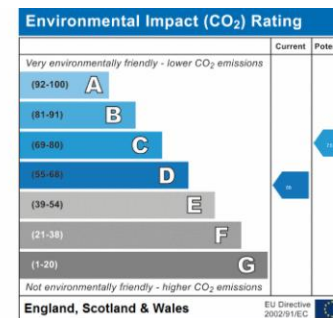
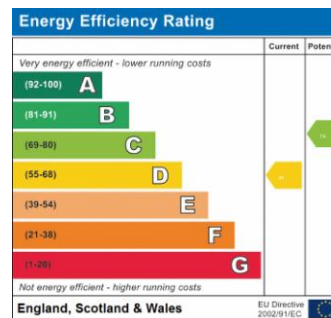
GROUND FLOOR  
33.1 sq.m. (356 sq.ft.) approx.



1ST FLOOR  
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 63.2 sq.m. (680 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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



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