



**david bailes**  
property professionals

**School Terrace,**  
South Moor, Stanley, DH9 7QN

- 2 Bedroom Mid Terrace
- Deceptively Spacious Home
- Two Reception Room
- Kitchen With Cooking Appliances

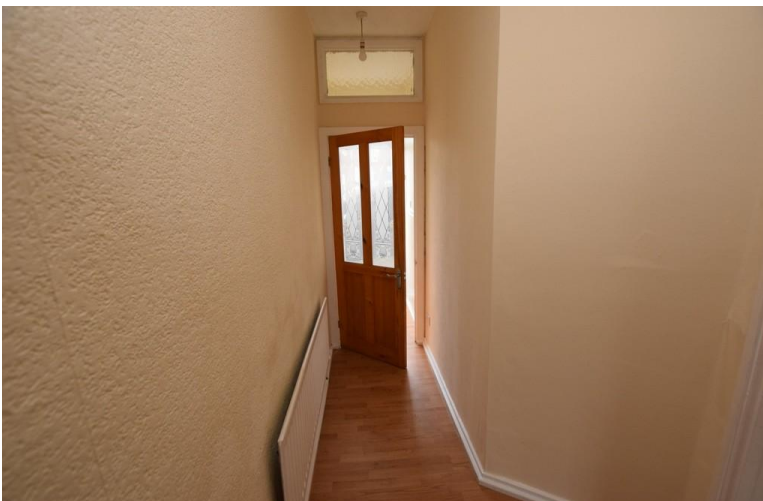
**£425 pcm**

EPC Rating D

Holding Deposit £98

Bond £425





## Property Description

A deceptively spacious two bedroom mid terraced house, warmed by gas combi central heating and full uPVC double glazing. Accommodation comprises an entrance hallway, lounge with fireplace, dining room, kitchen with integrated cooking appliance. To the first floor are two double sized bedrooms and a spacious bathroom. There is a staircase to a converted loft for additional storage. Yard to rear. EPC rating D. Virtual tour available on our YouTube channel.

### ENTRANCE LOBBY

uPVC double glazed entrance door, internal door to the hallway.

### HALLWAY

Radiator, laminate flooring, staircase to the first floor, door leading to the dining room.

### DINING ROOM

13' 10" x 12' 11" (4.23m x 3.96m) Laminate flooring, radiator, uPVC double glazed window, opening to the lounge and door to the kitchen





#### LOUNGE

13' 9" x 10' 9" (4.20m x 3.28m) Feature fireplace, laminate flooring, radiator, uPVC double glazed window, opening to the dining room.

#### KITCHEN

9' 4" x 7' 10" (2.85m x 2.40m) Plus recess area Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and cooking hob, circular sink and drainer with mixer tap, plumbed space for a washing machine and dishwasher, under-bench space for a fridge and freezer, laminate flooring, gas combi central heating boiler, uPVC double glazed window and a door to the rear yard. Under-stair storage cupboard.



#### FIRST FLOOR

Half landing, uPVC double glazed window, staircase to the loft and doors to the bedrooms and bathroom.

#### BEDROOM 1

16' 0" x 9' 8" into wardrobes (4.89m x 2.97m) Fitted wardrobes, uPVC double glazed window, laminate flooring and a radiator.

#### BEDROOM 2

13' 0" Max x 7' 0" (3.97m x 2.15m) uPVC double glazed window, radiator, laminate flooring and a storage cupboard.



#### BATHROOM

10' 6" x 8' 7" (3.22m x 2.63m) Corner bath with tiled splash backs, pedestal wash basin with tiled splash back, WC, towel radiator, vinyl flooring, uPVC double glazed window.

#### LOFT ROOM

15' 1" x 11' 3" (4.62m x 3.43m) Staircase from the first floor landing leads to a converted loft space, with Velux window, radiator and power points installed.

#### EXTERNAL

To the front - small forecourt garden. To rear - paved enclosed yard with access gate and timber shed.

#### PARKING

On street parking only.

#### COSTS

Rent: £425 PCM

Security Deposit: £425

Holding Deposit: £98

Minimum Tenancy Term: 12 Months





## REFERENCE AND CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application. Successful applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.

Under the Tenant Fee Act 2019: The holding deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.

(Example: rent of £425 PCM x 12 = £5,100 x 2.5 = £12,750) This minimum income can be shared on a joint tenancy only.

Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £425 PCM x 12 = £5,100 x 3 = £15,300) (or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

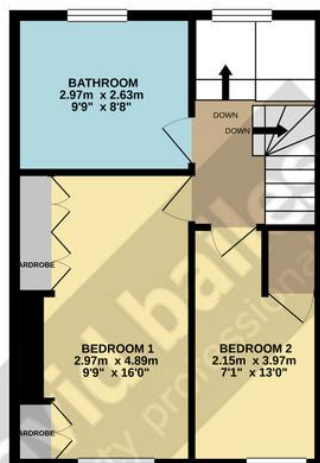




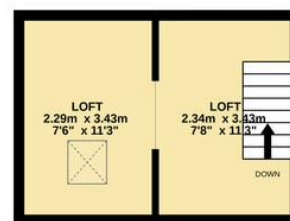
GROUND FLOOR  
42.6 sq.m. (458 sq.ft.) approx.



1ST FLOOR  
37.8 sq.m. (407 sq.ft.) approx.



2ND FLOOR  
15.9 sq.m. (171 sq.ft.) approx.



TOTAL FLOOR AREA: 96.2 sq.m. (1036 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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