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property professionals

Hawthorn Terrace,
New Kyo, Stanley, DH9 7TL

- 3 Bedroom Mid Terrace
- Kitchen With Integrated Cooking Appliance
- Lounge With Gas Fire
- Utility Room

£500 pcm
EPC Rating D
Holding Deposit £115
Security Deposit £576





Property Description

A 3 bedroom mid terrace house offering a lovely family home. Warmed by gas central heating and full uPVC double glazing. Accommodation comprises of entrance lounge with gas fire, kitchen/diner with integrated cooking appliance, utility room, rear porch. To the first floor are 3 bedrooms and bathroom with shower cubicle. EPC Rating D.

ENTRANCE LOBBY

uPVC double glazed door, internal door to the lounge.

LOUNGE

14' 4" x 13' 5" (4.39m x 4.11m) Feature gas fireplace, radiator, uPVC double glazed window.

KITCHEN/DINER

14' 4" x 8' 5" (4.39m x 2.57m) Fitted with a range of wall and base units, complimentary work tops, integrated oven and gas hob, extractor canopy, tiled splash backs and tiled flooring, staircase to the first floor with under stair storage, radiator, uPVC double glazed window, opening to the utility room.





UTILITY ROOM

8' 11" x 7' 1" (2.74m x 2.16m) Fitted base storage unit with matching work top, sink and drainer with mixer tap, under bench space for a washing machine and dryer, radiator, uPVC double glazed window.

REAR PORCH

PVC panel walls and ceiling, wall mounted mirrored electric heater, uPVC double glazed windows and door to the rear yard.

FIRST FLOOR

Landing, loft access.



BEDROOM 1

13' 5" x 8' 2" (4.11m x 2.50m) uPVC double glazed window, radiator.

BEDROOM 2

8' 5" x 8' 2" (2.57m x 2.50m) uPVC double glazed window, radiator.

BEDROOM 3

7' 4" x 6' 2" (2.25m x 1.90m) uPVC double glazed window, radiator.

EXTERNAL

To front - public footpath with on street parking available. To rear - enclosed yard with wooden access gate.



COSTS

Rent: £500 PCM

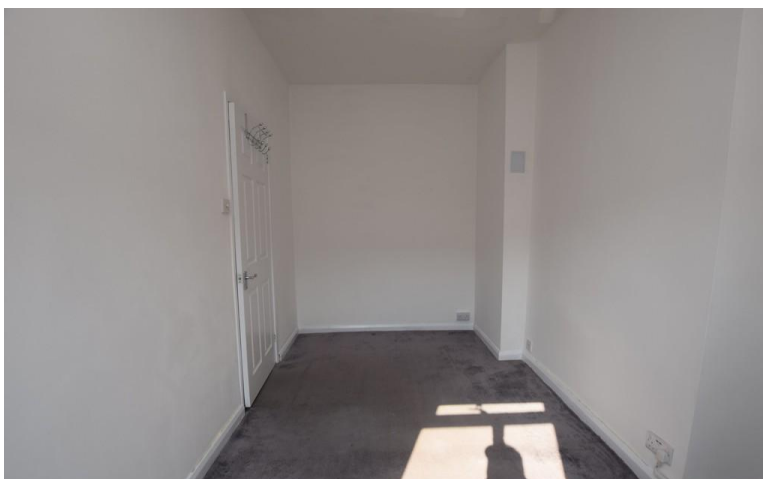
Security Deposit: £576

Holding Deposit: £115

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 £500 PCM x 12 = £6,000 x 2.5 = £15,000) 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.

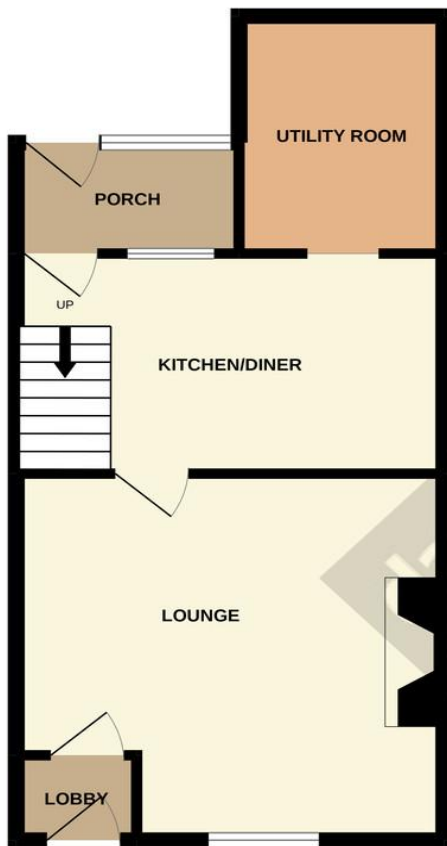
(Example: Rent of £500 PCM x 12 = £6,000 x 3 = £18,000) (or hold savings or pension(s) equal or more than this amount)

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.

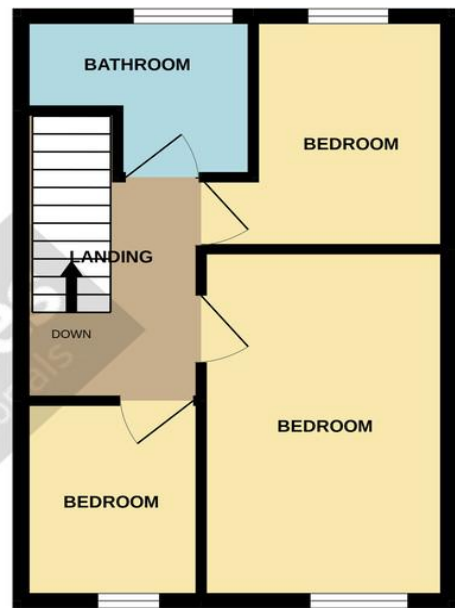




GROUND FLOOR
38.5 sq.m. (415 sq.ft.) approx.

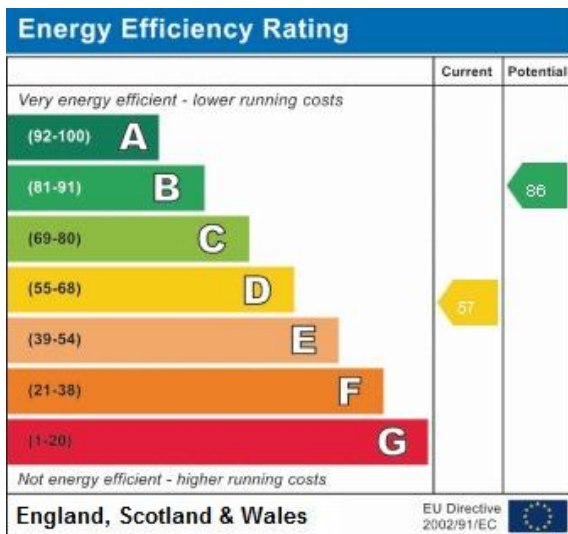


1ST FLOOR
30.4 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA: 69.0 sq.m. (743 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 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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