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property professionals

Bronte Place,
South Stanley, DH9 6XQ

- 2 Bedroom End Terrace
- Spacious Family Home
- Well Presented
- 2 Double Sized Bedrooms

£595 pcm
EPC Rating D (63)
Holding Deposit £137
Bond £686





Property Description

A two bedroom end-link, situated within a pleasant street of South Stanley. The property enjoys low maintenance front and rear gardens with views over woodlands. Warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of entrance lobby, lounge with feature fireplace, hallway, modern fitted kitchen with dining area, rear porch. To the first floor are two double sized bedrooms both with storage cupboards and bathroom suite. Council Tax band A, EPC rating D (63).

PORCH

5' 6" x 6' 3" (1.70m x 1.91m) A large porch with uPVC double glazed entrance door and a dado rail.

LOUNGE

10' 9" x 17' 8" (3.29m x 5.40m) Wood fire surround with marble inlay and hearth, inset living flame gas fire. Double radiator, dado rail, under stair storage cupboard, uPVC double glazed window.



HALLWAY

Dado rail, laminate flooring, single radiator, storage cupboard.

KITCHEN/DINER

16' 2" x 11' 5" (maximum) (4.94m x 3.50m) Fitted with a range of Shaker style wall and base units with complimentary laminate work surfaces and tiled splash backs. Slot in gas cooker with illuminated extractor unit over. Plumbed for washing machine, stainless steel single drainer sink, double radiator, built in cupboard, dado rail, laminate flooring and a uPVC double glazed window.

REAR LOBBY

Laminate flooring, dado rail, uPVC double glazed window and door.

FIRST FLOOR

LANDING

Loft hatch, large storage cupboard, dado rail, additional storage cupboard incorporating central heating boiler.

BEDROOM 1 (TO FRONT)

10' 9" (maximum) x 15' 2" (3.30m x 4.64m) Two built in storage cupboards, single radiator, uPVC double glazed window, dado rail.



BEDROOM 2 (TO REAR)

13' 10" x 8' 8" (4.24m x 2.65m) Twin built in storage cupboards with hanging rail, single radiator, uPVC double glazed window.



BATHROOM

5' 6" x 8' 9" (1.69m x 2.67m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Fully tiled walls, pedestal wash basin, low level WC, single radiator, uPVC double glazed window.

EXTERNAL

To front - a good sized low maintenance garden enclosed by fence.

To rear - a low maintenance garden enclosed by fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.





COSTS

Rent: £595 PCM

Security Deposit: £686

Holding Deposit: £137

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 £595 PCM x 12 = £6,600 x 2.5 = £17,850) This minimum income can be shared on a joint tenancy only.



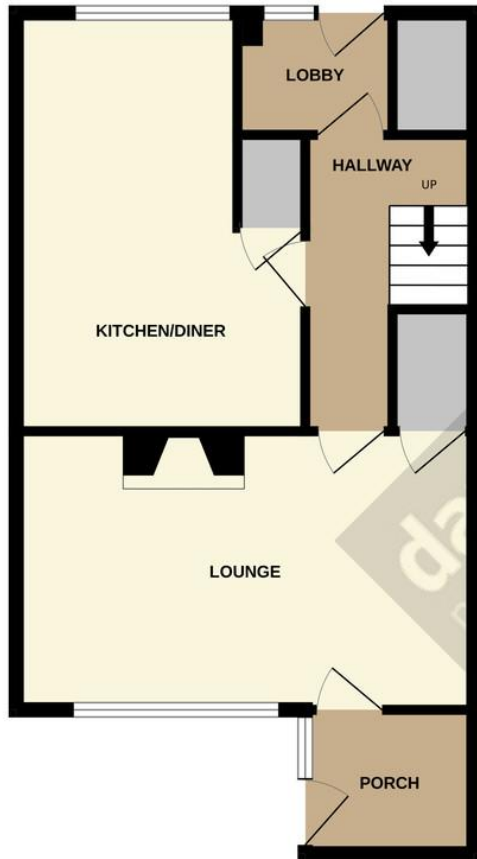
Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £595 PCM x 12 = £6,600 x 3 = £21,420) (or hold savings or pension(s) equal or more than this amount)

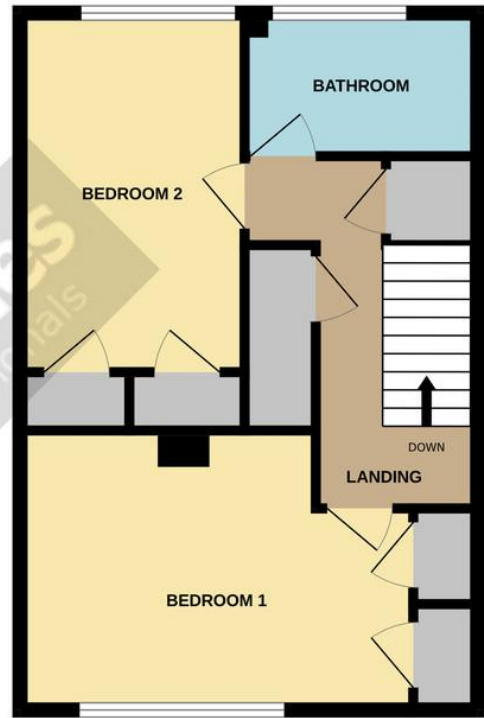
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.



GROUND FLOOR
46.9 sq.m. (504 sq.ft.) approx.



1ST FLOOR
44.2 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA ; 91.0 sq.m. (980 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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