



david bailes
property professionals

**Church Street,
, Stanley, DH9 0PB**

- 2 Bedroom Mid Terrace
- Kitchen/Diner With Gas Cooker
- Spacious Lounge
- Bathroom With Shower Over Bath

£475 pcm

EPC Rating C

Holding Deposit £109

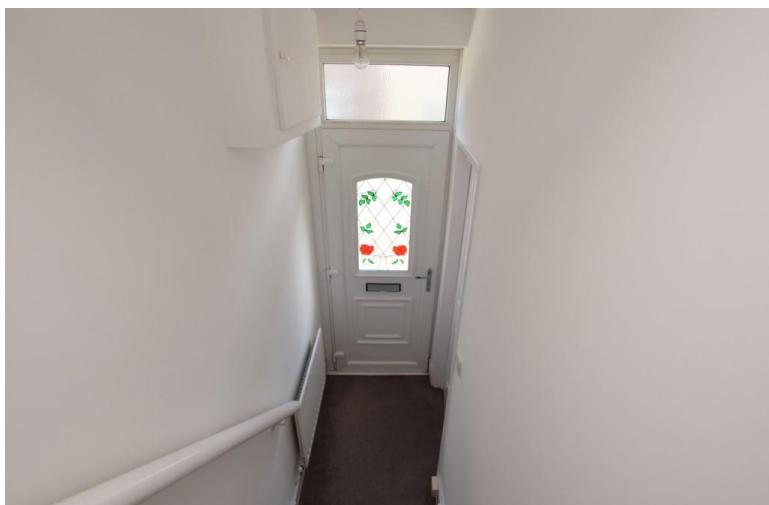
Bond £475





Property Description

A well presented 2 bedroom mid terrace offering a lovely cosy home. The property is warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of entrance hall, lounge, kitchen/diner with gas cooker. To the first floor are 2 bedrooms and bathroom. Enclosed rear yard with out buildings. On street parking available to the front. EPC Rating C.



ENTRANCE HALL

uPVC double glazed door, staircase to the first floor.

LOUNGE

14' 5" x 11' 6" (4.41m x 3.51m) uPVC double glazed window, radiator.

KITCHEN/DINER

14' 11" x 7' 7" (4.55m x 2.33m) Fitted with a range of wall and base units, slot in gas cooker with extractor canopy, tiled splash backs, sink and drainer, plumbed space for a slot in washing machine, space for a fridge/freezer, cupboard housing the gas combi



central heating boiler, radiator, two uPVC double glazed windows, uPVC double glazed door, vinyl flooring, under stair storage cupboard.

FIRST FLOOR

Landing, loft access.

BEDROOM 1

14' 11" Max x 15' 1" Max (4.55m x 4.60m) uPVC double glazed window, radiator, built in base draws and overhead cupboards.

BEDROOM 2

8' 3" x 8' 3" (2.52m x 2.52m) uPVC double glazed window, radiator.

BATHROOM

6' 2" x 5' 0" (1.90m x 1.53m) Panel bath with thermostatic shower over, shower screen, PVC panel splash backs, WC, pedestal wash basin, radiator, uPVC double glazed window, vinyl flooring.

EXTERNAL

To front - public footpath and on street parking available. To rear - steps to enclosed rear yard with storage out building and wooden access gate.

COSTS

Rent: £475 PCM

Security Deposit: £475

Holding Deposit: £109

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 £400 PCM x 12 = £4,800 x 2.5 = £12,000) This minimum income can be shared on a joint tenancy only.





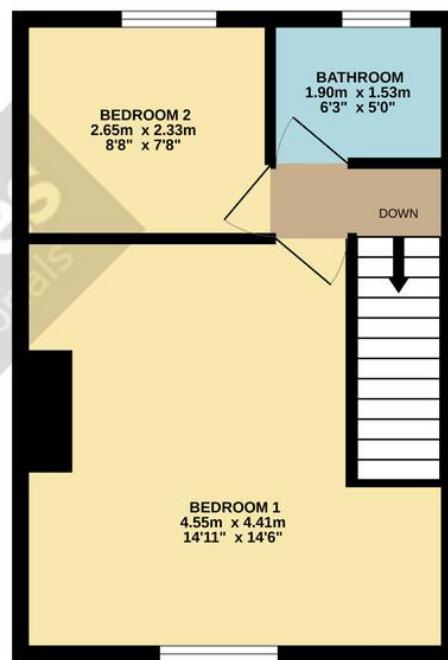
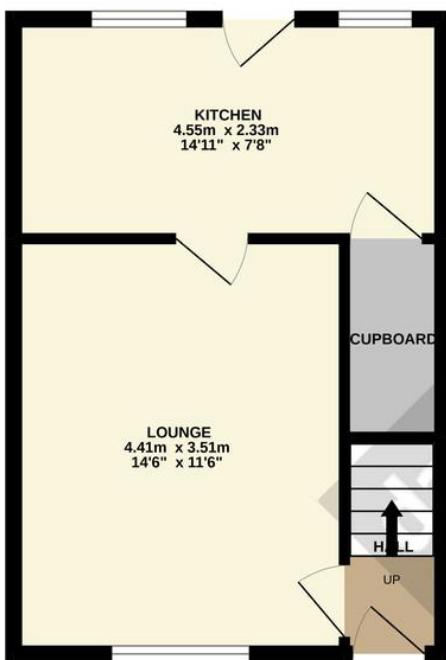
Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.
(Example: Rent of £400 PCM x 12 = £4,800 x 3 = £14,400) (or hold savings or pension(s) equal or more than this amount)

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.



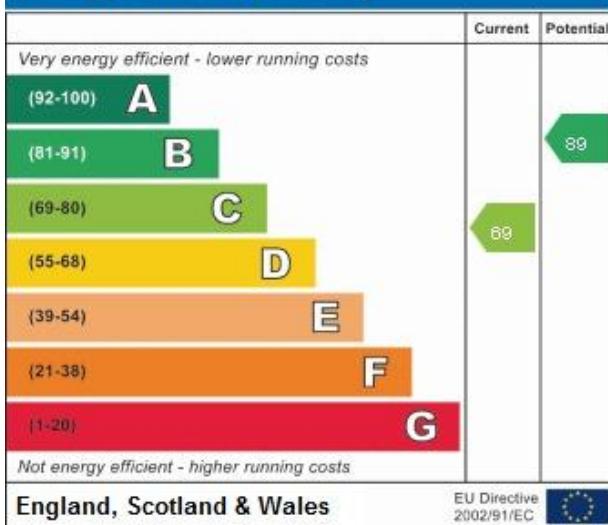
GROUND FLOOR
30.7 sq.m. (330 sq.ft.) approx.

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



TOTAL FLOOR AREA: 60.7 sq.m. (654 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



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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