



david bailes
property professionals

Taylor Street,
Catchgate, Stanley, DH9 8ES

- 2 Bedroom Mid Terrace
- Open Plan Kitchen/Diner
- Integrated Cooking Appliances
- Lounge With Fireplace

£475 pcm
EPC Rating D
Holding Deposit £109
Security Deposit £548





Property Description

A spacious 2 bedroom stone built mid terrace offering a cosy home. Warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of entrance hall, lounge with fireplace, open plan kitchen/diner with integrated cooking appliance. To the first floor are 2 double sized bedrooms and bathroom with shower over the bath. Externally is a low maintenance garden to the front and yard to the rear. EPC Rating D. Council Tax Band A.

ENTRANCE HALL

uPVC double glazed entrance door, radiator, staircase to the first floor landing.

LOUNGE

14' 5" x 12' 6" (4.41m x 3.83m) Feature fireplace, radiator, uPVC double glazed window.

KITCHEN/DINER

16' 3" x 9' 11" (4.97m x 3.04m) An open plan kitchen/diner fitted with a range of wall and base units, integrated electric oven and gas cooking hob



with extractor over, plumbed space for a washing machine, sink and drainer with mixer tap, vinyl flooring, radiator, two uPVC double glazed windows, and door to the yard, storage cupboard.

FIRST FLOOR

Landing, loft access.

BEDROOM 1

12' 6" x 12' 2" (3.82m x 3.73m) uPVC double glazed window, radiator, storage cupboard housing the gas combi central heating boiler.

BEDROOM 2

12' 3" x 8' 8" (3.74m x 2.66m) uPVC double glazed window, radiator.

BATHROOM

7' 1" x 6' 10" (2.17m x 2.10m) Panel bath with electric shower over, WC, pedestal wash basin, vinyl flooring, uPVC double glazed window.

EXTERNAL

To Front - Garden enclosed by fencing. To Rear - Yard enclosed by brick walls with wooden access gate.

COSTS

Rent: £475 PCM

Security Deposit: £548

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 £500 PCM x 12 = £6,000 x 2.5 = £15,000) This minimum income can be shared on a joint tenancy only.



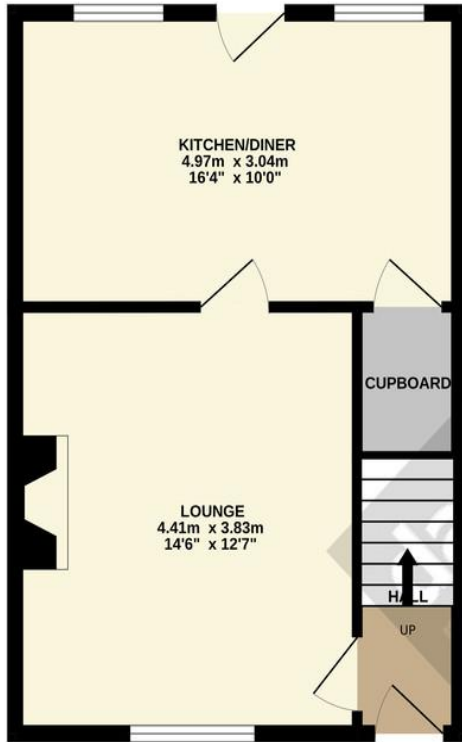


Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.
(Example: Rent of £500 PCM x 12 = £6,000 x 3 = £18,000) (Or hold savings or pension(s) equal or more than this amount)

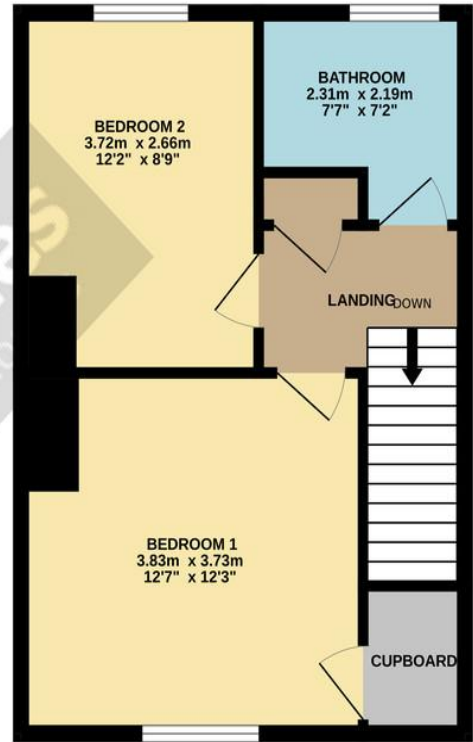
Please note: if you are claiming basic Housing Benefits or basic Universal Credit, or your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.



GROUND FLOOR
36.3 sq.m. (391 sq.ft.) approx.

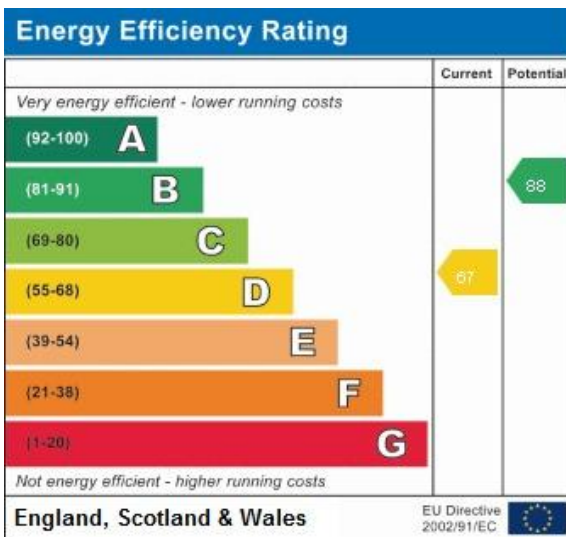


1ST FLOOR
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA: 72.1 sq.m. (776 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 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.

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
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