



**david bailes**  
property professionals

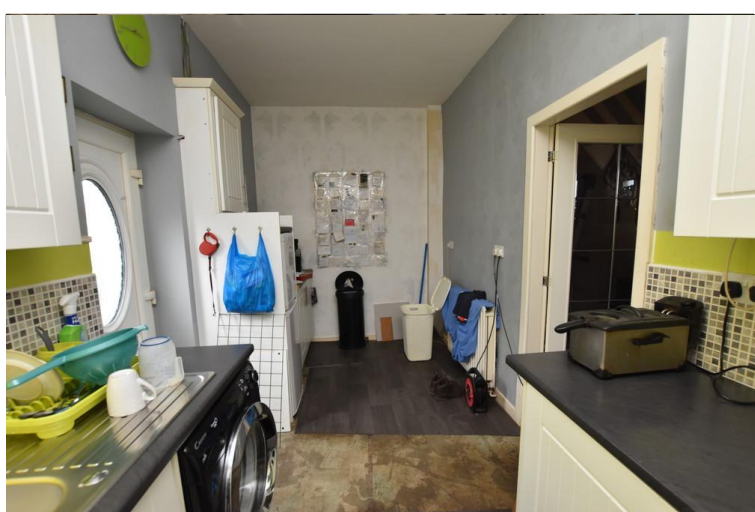
**Gray Terrace,**  
New Kyo, Stanley, DH9 7LB

- Tenanted property with a rent of £411 PCM
- Mid terraced house
- 3 bedrooms
- Garden and yard

**£65,000**

EPC Rating D (66)





## Property Description

**ATTENTION LANDLORDS** This three bedroom terraced house has a willing tenant wishing to stay who currently pays £411 PCM providing a yield of 7.59%. The accommodation comprises a lounge, kitchen, first floor landing, three bedrooms and a bathroom. Forecourt garden, large self-contained yard and panoramic views to the front. Gas combi central heating, uPVC double glazing, freehold, Council Tax band A. Property is within the Selective License Zone.

### LOUNGE

14' 5" x 16' 4" (4.40m x 5.00m) uPVC double glazed entrance door, feature fire surround, tenants own stove, laminate flooring, uPVC double glazed window, stairs to the first floor, two double radiators and a glazed door leading to the kitchen.

### KITCHEN

7' 3" x 16' 4" (2.21m x 5.00m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs, slot-in electric



cooker, extractor canopy over, stainless steel sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, double radiator, two uPVC double glazed windows and matching rear exit door.

#### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

9' 5" x 16' 4" (into wardrobes) (2.88m x 5.00m) Built-in storage cupboard and wardrobe, uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

6' 10" x 9' 3" (2.09m x 2.83m) Wall mounted gas combi central heating boiler, uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

6' 0" x 6' 10" (1.83m x 2.09m) uPVC double glazed window and a single radiator.

#### BATHROOM

6' 0" x 8' 2" (1.84m x 2.50m) Panelled bath with electric shower over, curtain and rail, pedestal wash basin, WC, part tiled walls, single radiator and a ceiling extractor fan.



#### EXTERNAL

#### TO THE FRONT

Forecourt garden enclosed by timber fence and gate.

#### TO THE REAR

Self-contained yard.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.





#### COUNCIL TAX

The property is in Council Tax band A.

#### SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit [www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

#### VIEWINGS

Strictly by appointment.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### NEED A MORTGAGE ?

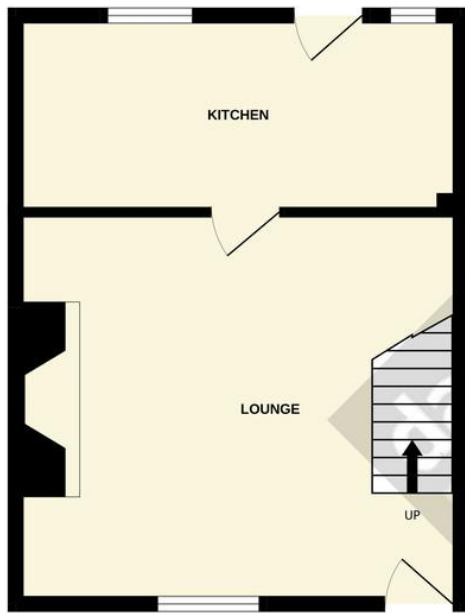
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTE

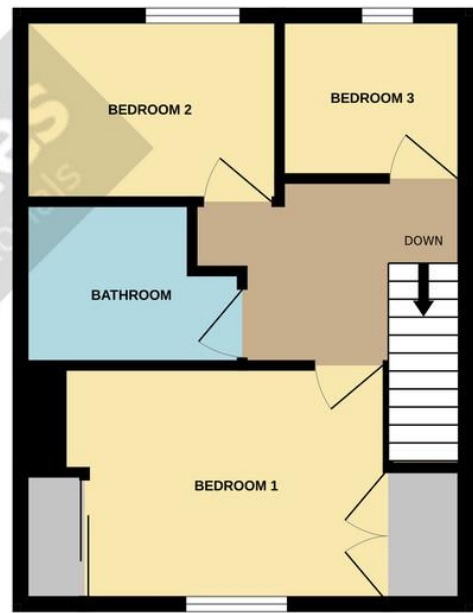
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



GROUND FLOOR  
31.6 sq.m. (340 sq.ft.) approx.

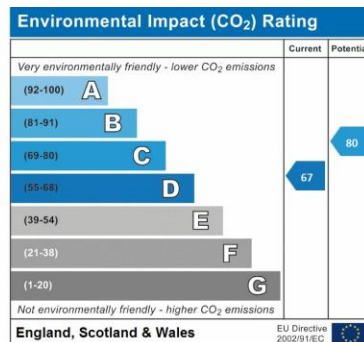
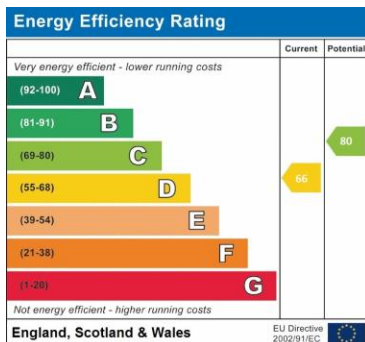


1ST FLOOR  
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA : 64.1 sq.m. (690 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

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