



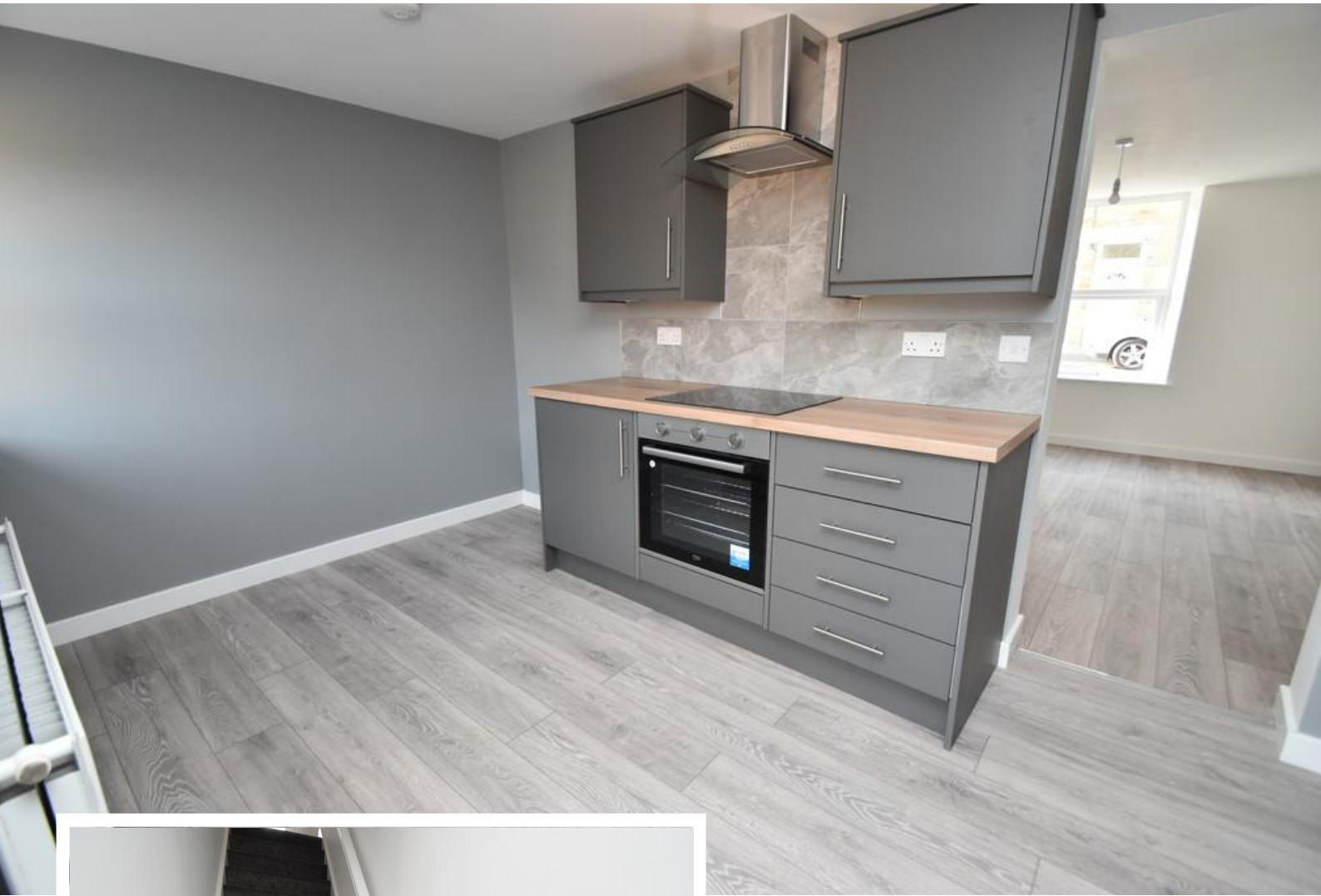
david bailes
property professionals

Edward Terrace,
New Kyo, Stanley, DH9 7JW

- End terraced house
- 3 bedrooms
- Extensively refurbished
- New kitchen and shower room

£600 pcm
EPC Rating C (76)
Holding Deposit £138
Bond £692





Property Description

This stunning three bedroom stone-built end terraced house has just had an extensive refurbishment which has include internal insulation and new kitchen and shower room/WC. The accommodation comprises a hallway, lounge, breakfasting kitchen, first floor landing, three bedrooms and a shower room/WC. Yard to rear. Gas combi central heating, uPVC double glazing, Council Tax band A. EPC C (76). Virtual tour available on our YouTube channel.

HALLWAY

Double glazed composite entrance door, single radiator, tiled floor, stairs to the first floor and a door leading to the lounge.

LOUNGE

14' 1" x 15' 0" (4.30m x 4.58m) Laminate flooring, large storage cupboard, uPVC double glazed window, double radiator, hard-wired smoke alarm and a doorway leading to the breakfasting kitchen.





BREAKFASTING KITCHEN

8' 1" x 14' 8" (2.48m x 4.49m) A brand new kitchen fitted with a range of grey wall and base units with contrasting wood effect worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with stainless steel extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine and also for a dishwasher, laminate flooring, double radiator, hard-wired smoke/heat alarm, uPVC double glazed window and matching rear exit door to the yard.

FIRST FLOOR

LANDIING

Loft access hatch, hard-wired smoke alarm and doors leading to the bedrooms and shower room/WC.

BEDROOM 1 (TO THE FRONT)

8' 3" x 17' 0" (2.52m x 5.19m) Laminate flooring, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

10' 4" x 8' 7" (3.15m x 2.64m) Laminate flooring, uPVC double glazed window, cupboard housing the gas combi central heating boiler, double radiator.

BEDROOM 3 (TO THE REAR)

6' 11" x 6' 4" (2.11m x 1.94m) Laminate flooring, uPVC double glazed window and a double radiator.



SHOWER ROOM/WC

3' 10" x 8' 1" (1.18m x 2.48m) A new suite featuring a glazed shower enclosure with thermostatic shower and tiled splash-backs. Wash basin with base storage, WC, chrome ladder style towel radiator, tiled floor and a ceiling extractor fan.

EXTERNAL

Self-contained yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (76). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COSTS

Rent: £600 PCM

Holding Deposit: £138

Security Deposit: £692

Minimum Tenancy Term: 12 Months





Note: No pets and non smokers

REFERENCE & 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 £600 PCM x 12 = £7,200 x 2.5 = £18,000) 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 £600 PCM x 12 = £7,200 x 3 = £21,600) (Or hold savings or pension(s) equal or more than this amount)

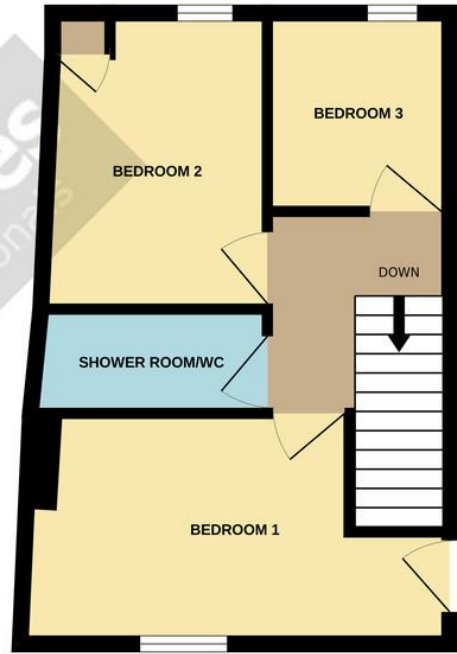
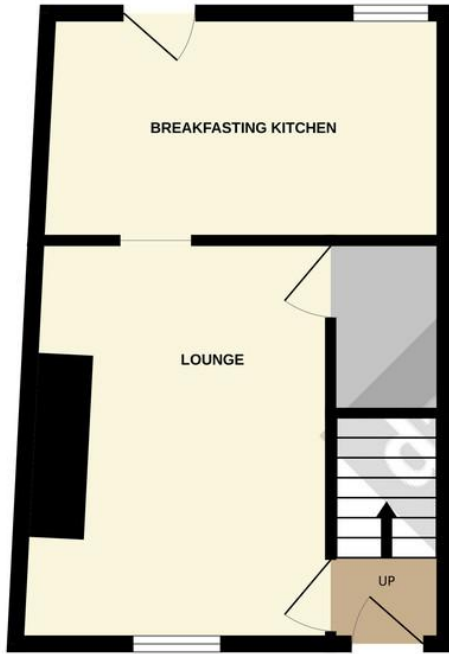
Please note: if you are claiming basic Housing Benefits or basic Universal Credit, or your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.





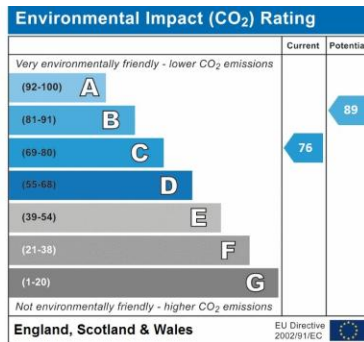
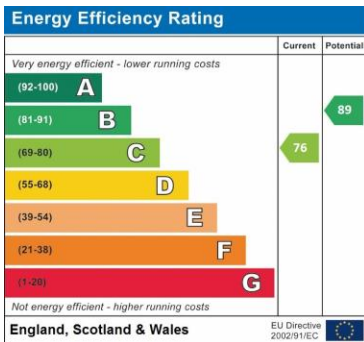
GROUND FLOOR
28.3 sq.m. (305 sq.ft.) approx.

1ST FLOOR
29.1 sq.m. (314 sq.ft.) approx.



TOTAL FLOOR AREA : 57.5 sq.m. (619 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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