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property professionals

**Catherine Terrace,**  
New Kyo, Stanley, DH9 7TP

- 2 Bedroom Mid Terrace
- Fully Redecorated
- All New Flooring To Be Installed
- Two Reception Rooms

**£550 pcm**  
EPC Rating D (63)  
Holding Deposit £126  
Bond £634





## Property Description

A recently redecorated 2 bedroom mid-terrace house offering a lovely spacious home. New flooring will be installed before a tenant moves in with vinyl laminate to the ground floor and carpets to the stairs to both bedrooms. Warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of entrance front lobby, lounge with fireplace, dining room, kitchen with integrated cooking appliances, rear lobby, ground floor shower room. To the first floor are two large bedrooms. Garden to the front and open rear yard providing off road parking. Council Tax Band A, EPC D (63).

### COSTS

Rent: £550 PCM

Security Deposit: £634

Holding Deposit: £126

Minimum Tenancy Term: 12 Months

Council Tax Band: A



## 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 £550 PCM x 12 = £6,600 x 2.5 = £16,500) 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 £550 PCM x 12 = £6,600 x 3 = £19,800) (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.

## ENTRANCE PORCH

uPVC double glazed entrance door, glazed door to the lounge.

## LOUNGE

17' 3" x 12' 0" (5.28m x 3.66m) A spacious room with a feature fireplace, radiator, uPVC double glazed window.

## DINING ROOM

15' 2" x 13' 4" (4.64m x 4.08m) A spacious room with storage cupboard, radiator, uPVC double glazed window.

## KITCHEN

10' 5" x 6' 9" (3.20m x 2.06m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and electric cooking hob, extractor fan, sink and drainer, plumbed space for a washing machine, space for a



fridge/freezer, uPVC double glazed window.

#### SHOWER ROOM

Fully tiled shower cubicle with thermostatic shower and sliding door, pedestal wash basin, WC, extractor fan, radiator, uPVC double glazed window.

#### FIRST FLOOR

Landing, loft access.

#### BEDROOM 1

17' 5" x 10' 8" (5.32m x 3.26m) A large main bedroom with uPVC double glazed window and radiator.

#### BEDROOM 2

15' 5" x 12' 1" (4.70m x 3.70m) Feature fireplace, radiator, uPVC double glazed window, built in storage cupboard.

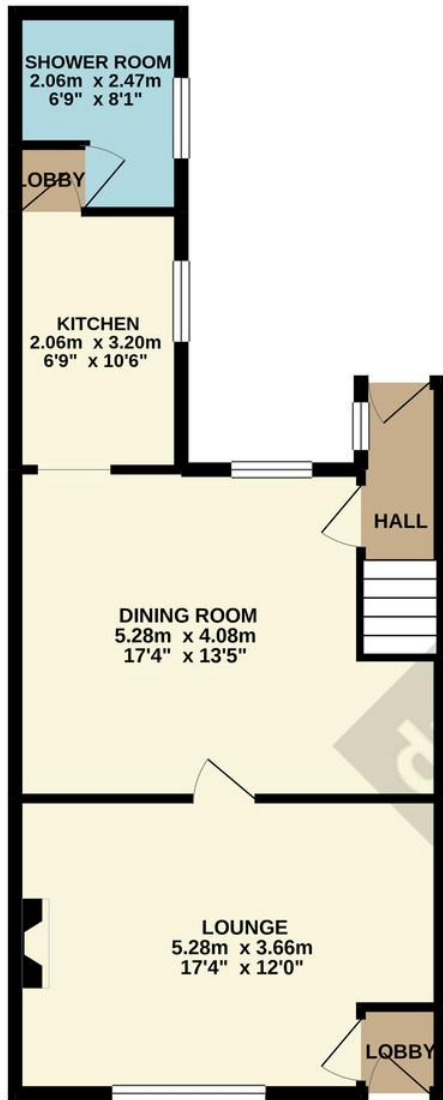
#### EXTERNAL

To front - small forecourt garden with access gate. To rear - open plan yard providing off road parking.

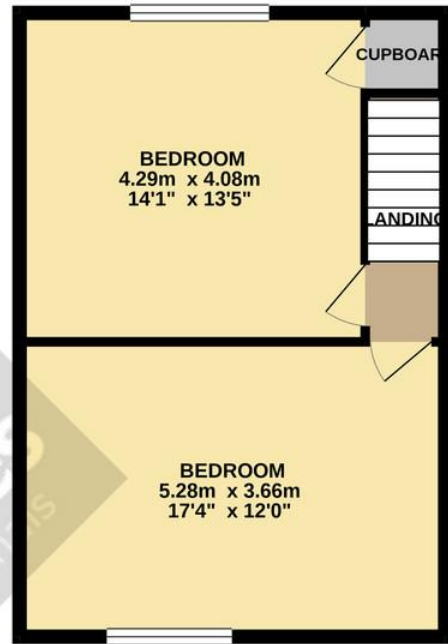
#### HEATING

Gas fired central heating via combination boiler and radiators.

GROUND FLOOR  
53.6 sq. m. (577 sq. ft.) approx.

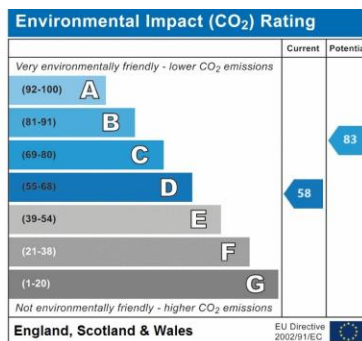
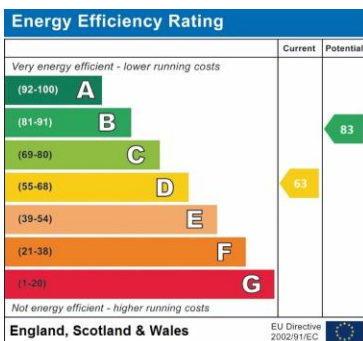


1ST FLOOR  
40.8 sq. m. (440 sq. ft.) approx.



TOTAL FLOOR AREA : 94.4 sq. m. (1017 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 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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