



david bailes
property professionals

Annfield Terrace,
Catchgate, Stanley, DH9 8EB

- 3 Bedroom Mid Terrace
- Recently Updated
- Modern Fitted Kitchen With Appliances
- Large Open Plan Dining Area With Snug

£750 pcm
EPC Rating D (64)
Holding Deposit £173
Bond £865





Property Description

A recently updated 3 bedroom mid terrace house offering a deceptively spacious family home. The house has been completely rewired, reskimmed, fully redecorated, all new carpets, new kitchen with integrated cooking appliance and new bathroom suite. Warmed by gas combi central heating and full uPVC double glazing installed. Benefits from off street parking to the rear yard and on street parking available to the front. EPC Rating D. Council Tax Band A.

NO PETS AND NONE SMOKERS ONLY

COSTS

Rent: £750 PCM

Security Deposit: £865

Holding Deposit: £173

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 £750 PCM x 12 = £9,000 x 2.5 = £22,500) 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 £750 PCM x 12 = £9,000 x 3 = £27,000) (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.



ENTRANCE HALL

uPVC double glazed entrance door and uPVC double glazed window, staircase to the first floor, two storage cupboards.

LOUNGE

14' 7" x 14' 0" (4.46m x 4.29m) A spacious room with uPVC double glazed window and radiator.

OPEN PLAN DINING ROOM WITH SNUG

21' 11" x 13' 8" (6.70m x 4.19m) Open archway from the lounge and open plan area to a snug, two uPVC double glazed windows, access door to the kitchen.

KITCHEN

9' 4" x 8' 5" (2.85m x 2.58m) Fitted with a new modern range of wall and base units, integrated oven and cooking hob with extractor over, sink and drainer, tiled splash backs, plumbed space for a dishwasher, space





for an American style fridge/freezer, uPVC double glazed window and door to the rear yard.

FIRST FLOOR

Landing, loft access.

BEDROOM 1

14' 7" x 14' 6" (4.45m x 4.42m) Built in storage cupboard with hanging rail, radiator, uPVC double glazed window.

UTILITY ROOM

9' 4" x 8' 5" (2.85m x 2.58m) Fitted worktop with sink and drainer, plumbing for a washing machine and space for a condensing dryer, gas combi central heating boiler, radiator, uPVC double glazed window.



BEDROOM 2

14' 7" x 14' 0" (4.45m x 4.27m) uPVC double glazed window, radiator.

BEDROOM 3

8' 7" x 7' 0" (2.62m x 2.15m) A single room with uPVC double glazed window and radiator.



BATHROOM

10' 7" x 7' 0" (3.25m x 2.15m) Fitted with a new bath with electric shower and glass screen, tiled splash backs, painted pine called walls, base storage unit with inset sink, WC, radiator, uPVC double glazed window, vinyl flooring.

EXTERNAL

To front - small low maintenance garden with on street parking available. To rear - low maintenance concrete driveway with double wrought iron gates providing off road parking, timber she, block paved patio area.

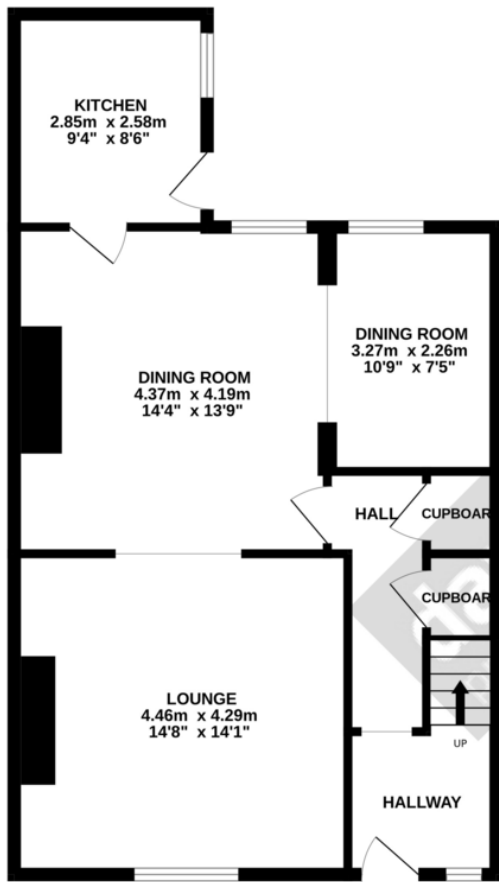
COUNCIL TAX

The property is in Council Tax band A.

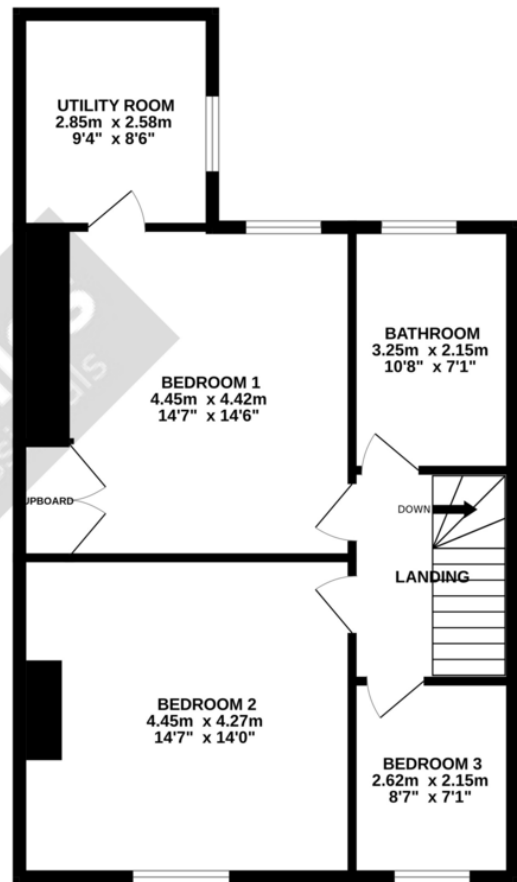




GROUND FLOOR
61.5 sq.m. (662 sq.ft.) approx.



1ST FLOOR
62.4 sq.m. (672 sq.ft.) approx.



TOTAL FLOOR AREA : 123.9 sq.m. (1333 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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

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

Mon – Fri 9am – 5.30pm
Sat – 9am – 3pm

