



david bailes
property professionals

**Derwent Street,
Stanley, Co. Durham, DH9 8AX**

- 3 bedroom mid terrace
- Spacious family home
- Two reception rooms
- Lawn gardens to front & rear

£600 pcm
EPC Rating C (69)
Holding Deposit £138
Bond £692





Property Description

Situated within walking distance of Stanley town centre we offer this well presented 3 bedroom mid terraced house available immediately. Briefly comprising hallway, kitchen with integrated cooking appliance, dining room and lounge. To the first floor there is a landing, three bedrooms and a bathroom. There are gardens to the front and rear and storage outbuilding. Benefiting from gas combi central heating and full uPVC double glazing. Energy rating C (69).

***** NO PETS ALLOWED AND NON SMOKERS ONLY ***** Situated within walking distance of Stanley town centre we offer this well presented 3 bedroom mid terraced house available immediately. Briefly comprising hallway, kitchen with integrated cooking appliance, dining room and lounge. To the first floor there is a landing, three bedrooms and a bathroom. There are gardens to the front and rear and storage outbuilding. Benefiting from gas combi central heating and full uPVC double glazing. Energy rating C (69). Council Tax Band A.



HALLWAY

uPVC double glazed window, under stair storage area, radiator.

LOUNGE

12' 11" x 12' 7" (3.94m x 3.85m) Feature wall mounted electric fireplace, radiator, uPVC double glazed window, laminate flooring.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COSTS

Rent: £600 PCM

Security Deposit: £692

Holding Deposit: £138

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 £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)



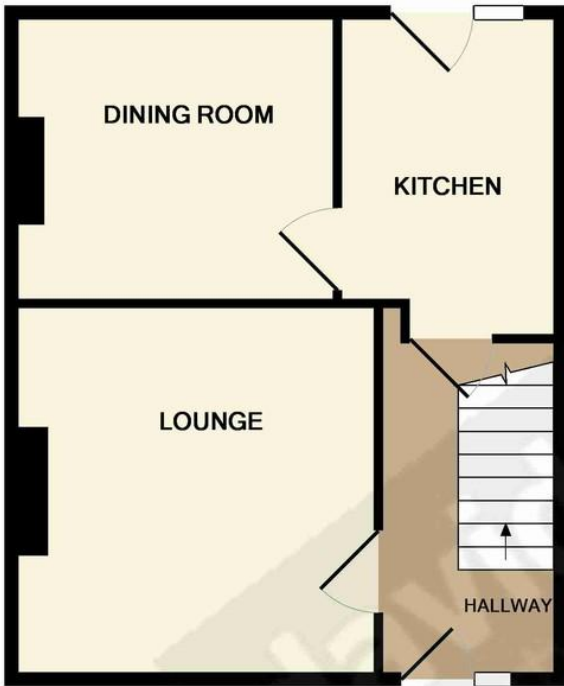
Please note: if you are claiming basic Housing Benefits or basic Universal Credit, or your employment



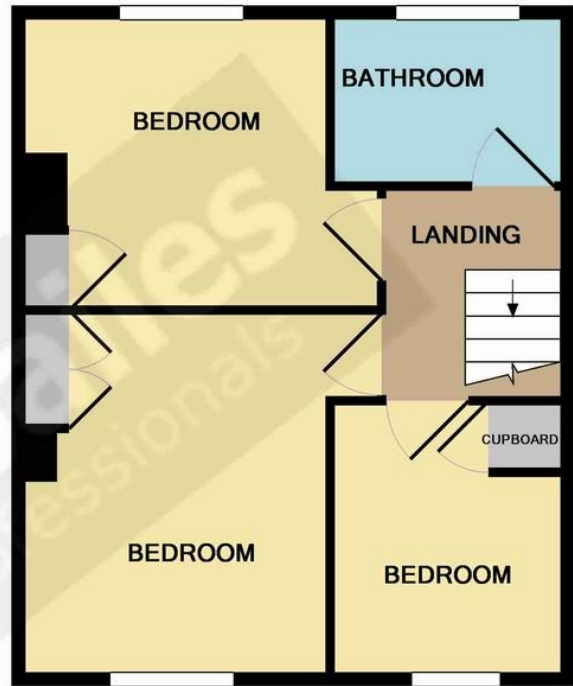
is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.







GROUND FLOOR
APPROX. FLOOR
AREA 39.4 SQ.M.
(424 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.6 SQ.M.
(426 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.0 SQ.M. (850 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 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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Sat – 9am – 3pm

