



**david bailes**  
property professionals

**Edward Terrace,**  
New Kyo, Stanley, DH9 7JW

- 2 Bedroom Mid Terrace
- Recently Fully Redecorated
- Modern Kitchen/Diner With Cooking Range
- Lounge With New Carpets

**£525 pcm**  
EPC Rating D  
Holding Deposit £121  
Bond £605







## Property Description

A well presented and recently redecorated stone built two bedroom terrace house. Warmed by gas combi central heating and full uPVC double glazing installed and new carpets. Briefly comprises of entrance lobby, lounge, modern kitchen/diner, two double bedrooms and a white bathroom suite. Self contained yard to the rear, and on street parking. EPC rating D. Council Tax Band A.

### ENTRANCE LOBBY

uPVC double glazed entrance door, radiator, staircase to the first floor.

### LOUNGE

12' 7" x 12' 5" (3.86m x 3.80m) Radiator, uPVC double glazed window.

### KITCHEN/DINER

15' 1" x 9' 10" (4.60m x 3.02m) Fitted with a modern range of wall and base units, complimentary solid Oak block work surfaces, tiled splash backs, slot in cooking range with gas hob, extractor canopy, sink





and drainer with mixer tap, plumbed for washing machine, concealed gas combi central heating boiler. Dining area with radiator, under stair storage cupboard, two uPVC double glazed windows.

#### FIRST FLOOR

Landing, loft access.

#### BEDROOM 1

12' 9" x 12' 1" (3.89m x 3.70m) uPVC double glazed window, radiator.

#### BEDROOM 2

10' 2" x 9' 6" (3.12m x 2.90m) uPVC double glazed window, radiator.



#### BATHROOM

6' 11" x 6' 2" (2.13m x 1.88m) Feature bath with thermostatic shower over and shower screen, fully tiled splash backs, close couple WC, wall mounted base unit with inset wash basin, chrome radiator, tiled flooring, uPVC double glazed window.

#### EXTERNAL

To front - on street parking. To rear - enclosed yard with access gate.

#### CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.



#### GLAZING

Full uPVC double glazing installed.

#### COSTS

Rent: £525 PCM

Holding Deposit: £121

Security Deposit: £605

Minimum Tenancy Term: 12 Months

**NO PETS AND NON-SMOKERS ONLY.**

#### 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.

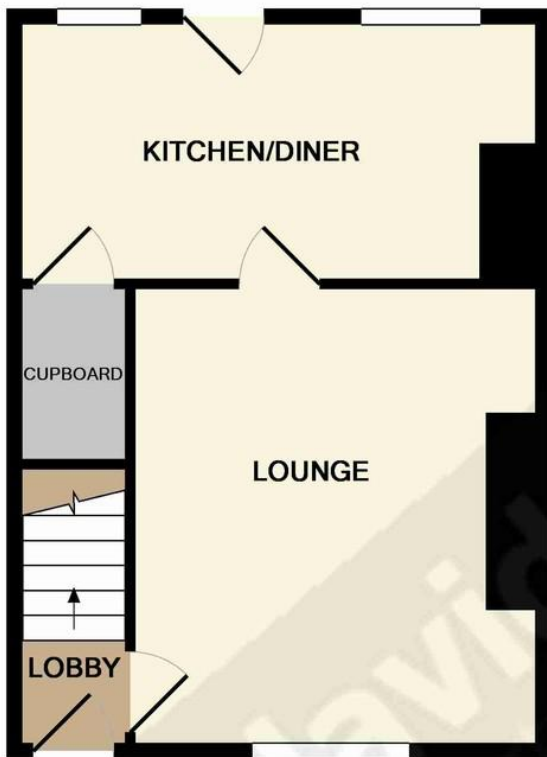
(Example: Rent of £525 PCM x 12 = £6,300 x 2.5 = £15,750) This minimum income can be shared on a joint tenancy only.

Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

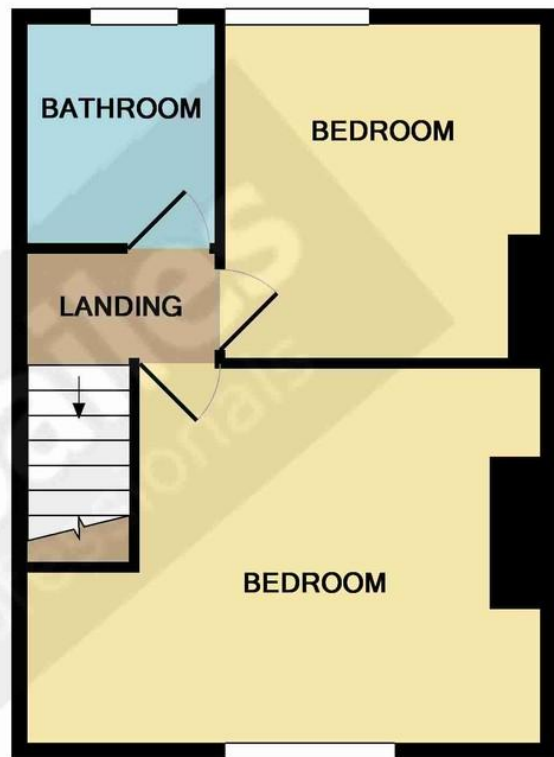
(Example: Rent of £525 PCM x 12 = £6,300 x 3 = £18,900) (Or hold savings or pension(s) equal or more than this amount)

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 32.0 SQ.M.  
(344 SQ.FT.)

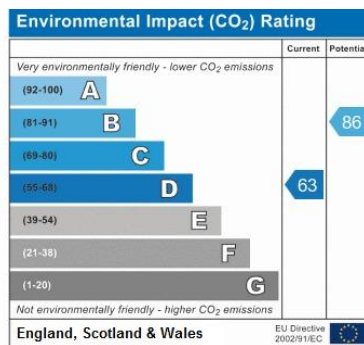
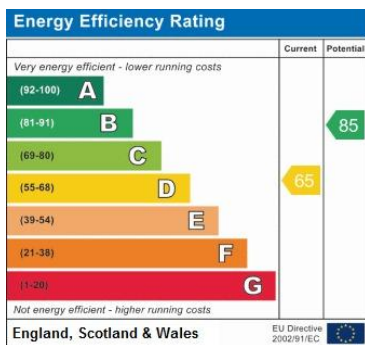


1ST FLOOR  
APPROX. FLOOR  
AREA 32.5 SQ.M.  
(350 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.5 SQ.M. (694 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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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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