



**Felton Lane, Bishopsgarth, TS19 8TR**  
**3 Bed - House - Semi-Detached**  
**£625 Per Calendar Month**

A smart and spacious 3 bedroom semi detached house which briefly comprises of entrance porch, lounge, kitchen/dining area, landing, three bedrooms and bathroom/WC. Externally the property has gardens to front and rear and a double driveway. The property is situated in the popular location of Bishopsgarth and has shops and schools nearby. Viewing is highly recommended.

REQUIRED EARNINGS - TENANTS: £18,750pa; GUARANTORS: if required £22,500pa  
BOND: £625



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## Felton Lane, Bishopsgarth, TS19 8TR

### ENTRANCE PORCH

Via uPVC double glazed entrance door, uPVC double glazed window to the side elevation, door leading into entrance hallway and to lounge

### LOUNGE

uPVC double glazed window to the front elevation, living flame fire with Adam style fire surround, double radiator, double glazed sliding patio doors to the rear garden, stairs leading to landing, door leading into kitchen/dining area.

### KITCHEN/DINING AREA

A superb fitted kitchen with a range of wall floor and drawer units incorporating an electric hob with built in electric oven with extractor over hob, integrated larder fridge and separate freezer, worktop with inset stainless steel sink unit with single bowl and single drainer with mixer tap, plumbing for washing machine and dishwasher, space for tumble dryer, double radiator ceramic tile floor, uPVC double glazed window to the rear elevation, uPVC double glazed door leading to side access.

### DINING AREA

uPVC double glazed window to the front elevation, single radiator, laminate flooring.

### LANDING

Which is approached via stairs from entrance hallway with 2 built in storage cupboards, doors leading to bedrooms 1,2,3 and bathroom/WC.

### BEDROOM ONE

uPVC double glazed window to the front elevation, single radiator.

### BEDROOM TWO

uPVC double glazed window to the rear elevation, single radiator.

### BEDROOM THREE

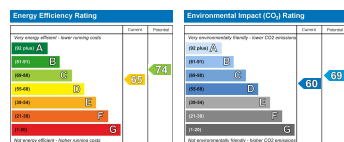
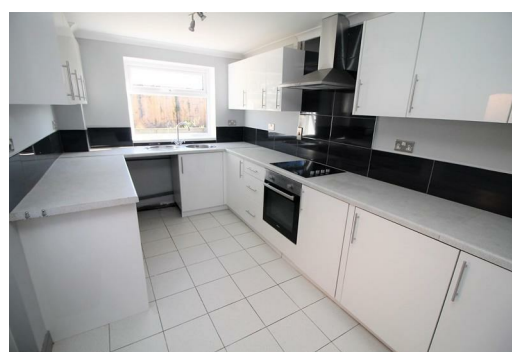
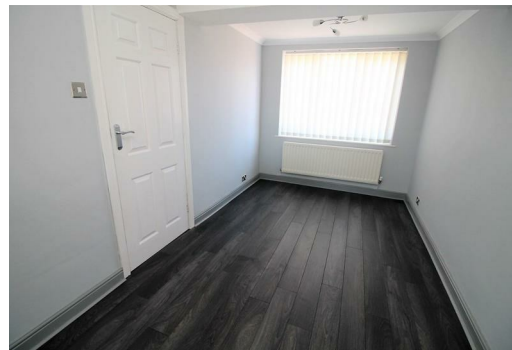
uPVC double glazed window to the front elevation, single radiator.

### BATHROOM/WC

A modern recently refitted bathroom suite comprising of bath with over bath thermostatic shower, pedestal wash hand basin, low level WC, ceramic tile floor, cladding to walls, uPVC double glazed window to the rear elevation

### OUTSIDE

To the front there is a double block paved driveway which is enclosed by brick wall with small laid to lawn area with timber gated access to the side and footpath which in turn leads to the rear garden. The good size rear garden which isn't overlooked has a good size paved patio area, graveled area, laid to lawn garden which a raised flower bed to the rear enclosed by timber fencing.



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