



Stanhope Close, DH7 8XE
2 Bed - House - Semi-Detached
£525 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Available on a part-furnished basis we offer to let this well-presented and pleasantly situated two bedroom semi-detached home. Located in a quiet cul-de-sac on a sought after and well regarded residential development the property briefly comprises of entrance lobby, inviting living room, dining kitchen, with two good sized bedrooms and attractive white suite bathroom to the first floor. Externally there are gardens to the front and rear, the rear offering an excellent degree of privacy. There is also a driveway and garage.

Meadowfield offers excellent access to schools, amenities, recreational facilities and motoring links and has brilliant access into the historic Durham City. We would strongly recommend an early internal inspection to fully appreciate the accommodation on offer.

Specifications: Professionals Only, No pets, non smokers

Required Income: Tenant Income - £15,750 Guarantor Income (If Required) - £18,900



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	(93-99%) A		
	(89-92%) B		
	(85-88%) C		
	(81-84%) D		
	(77-80%) E		
	(73-76%) F		
	(69-72%) G		
Not energy efficient - higher running costs	(65-68%)		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	(92-99%) A		
	(81-91%) B		
	(69-80%) C		
	(55-64%) D		
	(39-54%) E		
	(21-38%) F		
	(11-20%) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM SALES & LETTINGS OFFICE

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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