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property professionals

Low Church Street,
Catchgate, Stanley, DH9 8HF

- 2 Bedroom Mid Terrace
- Deceptively Spacious Home
- Two Reception Rooms
- Kitchen With Appliances

£500 pcm
EPC Rating D
Holding Deposit £115
Bond £500

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Property Description

A deceptively spacious and well presented 2 bedroom mid terrace providing a lovely cosy home. The property benefits from gas combi central heating, full uPVC double glazing and alarm installed. Briefly comprises of Ground Floor: entrance porch, dining room with open plan staircase and open archway, lounge with feature fireplace, fitted kitchen with cooker. First Floor: 2 double sized bedrooms and bathroom suite with shower over. There is a converted loft accessed via a staircase off bedroom one. Externally is a lawn garden with paved patio and an enclosed rear yard with access gate. There is on street parking available to the rear. EPC Rating D. *** NO SMOKERS, NO PETS ***

LOUNGE
15'6" x 10' (4.72m x 3.05m) uPVC double glazed entrance door, feature fireplace with electric fire, radiator, coving to ceiling, uPVC double glazed window, open archway to the dining room.

DINING ROOM
13'2" x 15'6" (4.01m x 4.72m) Laminate flooring, radiator, coving to ceiling, uPVC double glazed window, newel post and spindle staircase to the first floor.

KITCHEN
7'8" x 5'8" (2.34m x 1.73m). Fitted with a range of floor and wall units with complementary work surfaces, slot in electric cooker with extractor canopy, plumbed washing machine, stainless steel sink unit, part tiled walls, laminate flooring, uPVC double glazed window.

REAR LOBBY
uPVC double glazed entrance door.

FIRST FLOOR
Landing, newel post and spindle staircase, storage cupboard.

BEDROOM 1
15'6" x 10' (4.72m x 3.05m) Radiator, coving to ceiling, uPVC double glazed window, built in cupboard with central heating combination boiler, door given access to a stairs to a converted loft/storage room.

BEDROOM 2
13' x 9'1" (3.96m x 2.77m) Radiator, coving to ceiling, uPVC double glazed window.

BATHROOM
8' x 5'7" (2.44m x 1.7m) Panel bath with electric shower over, curtain and rail, pedestal hand basin, WC, radiator, part tiled walls, uPVC double glazed window.

CONVERTED LOFT/STORAGE ROOM
14'4" x 8' (4.37m x 2.44m). Access staircase from bedroom one. Two Velux windows, radiator, storage cupboard to eaves.

EXTERNAL
To front - lawn garden enclosed by fencing with access footpath. To rear - Small yard enclosed by wall with access gate. On Street Parking available.

NOTES
The house is partly furnished, however if required the landlord may consider removing items from the property, if an ingoing tenant had all their own furniture.

COSTS
Rent: 500
Security Deposit: £500
Holding Deposit: £115

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 £400 PCM x 12 = £4,800 x 2.5 = £12,000) This minimum income can be shared on a joint tenancy only.

Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.
(Example: Rent of £400 PCM x 12 = £4,800 x 3 = £14,400) (or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming DSS, Universal Credit, 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.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

GROUND FLOOR
APPROX. FLOOR
AREA 38.5 SQ.M.
(414 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 36.6 SQ.M.
(394 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.1 SQ.M. (809 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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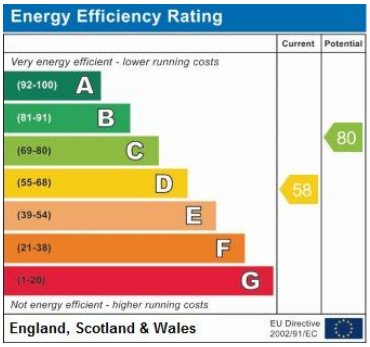

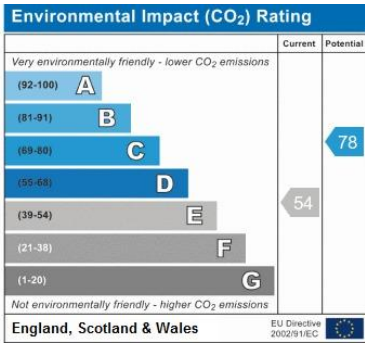

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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