david bailes
property professionals

Edward Terrace,
New Kyo, Stanley, DH9 7JW

- 2 Bedroom Mid Terrace
- Available Immediately
- Modern Fitted Kitchen
- Fully Tiled Bathroom Suite

£450 pcm
EPC Rating D
Holding Deposit £0
Bond £450

Edward Terrace, New Kyo, Stanley, DH9 7JW

Property Description

A well presented 2 bedroom mid terrace, providing a lovely cosy home. The property benefits from gas combi central heating and full uPVC double glazing. Comprises of entrance lobby, lounge, modern fitted kitchen with cooking appliance, large storage cupboard, to the first floor are 2 bedrooms and modern bathroom suite. Externally there is a rear yard and to the front on street parking. EPC Rating D.

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ENTRANCE LOBBY
uPVC double glazed entrance door, single panel radiator, stairs to first floor.

LOUNGE
15' 11" Max x 13' 10" (4.85m x 4.22m) uPVC double glazed window, double and single panel radiator, TV point.

KITCHEN
12' 2" x 8' 8" (3.71m x 2.64m) Fitted kitchen with a modern range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and electric hob, extractor unit over, sink and drainer, double panel radiator, ceiling spot lighting, uPVC double glazed window and door, vinyl flooring.

STORAGE CUPBOARD
8' 8" x 3' 4" (2.64m x 1.02m) uPVC double glazed window, gas combi central heating boiler, single panel radiator

FIRST FLOOR
Landing, loft access.

BEDROOM 1
12' 6" Max x 12' 0" (3.81m x 3.66m) uPVC double glazed window, single panel radiator, storage cupboard.

BEDROOM 2
10' 9" x 9' 6" (3.28m x 2.9m) uPVC double glazed window, single panel radiator.

BATHROOM
6' 7" x 6' 0" (2.01m x 1.83m) White suite with fully tiled walls and flooring, panel bath with shower over, shower screen, pedestal wash basin, WC ceiling spot lighting, single panel radiator, uPVC double glazed window.

EXTERNAL
To front - on street parking. To rear - yard enclosed by brick wall with access gate.

COSTS
Rent: £450 PCM
Security Deposit: £450
Holding Deposit: £103
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.

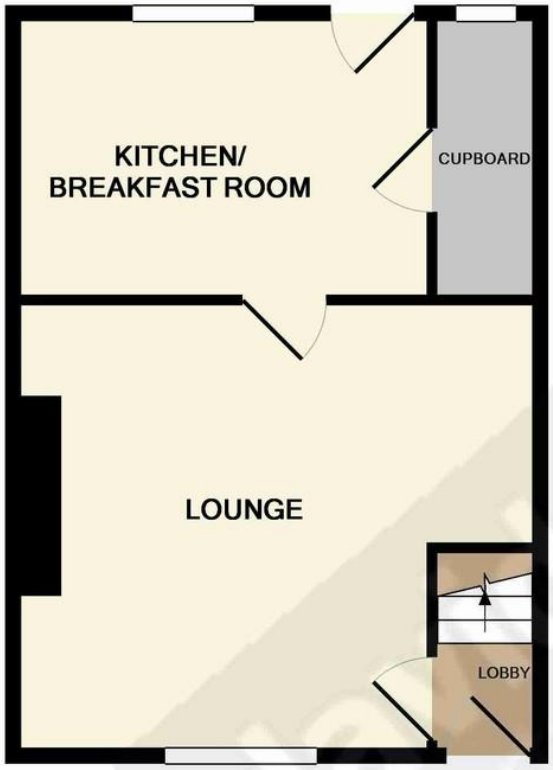
Under the Tenant Fee Act 2019: The holding deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading

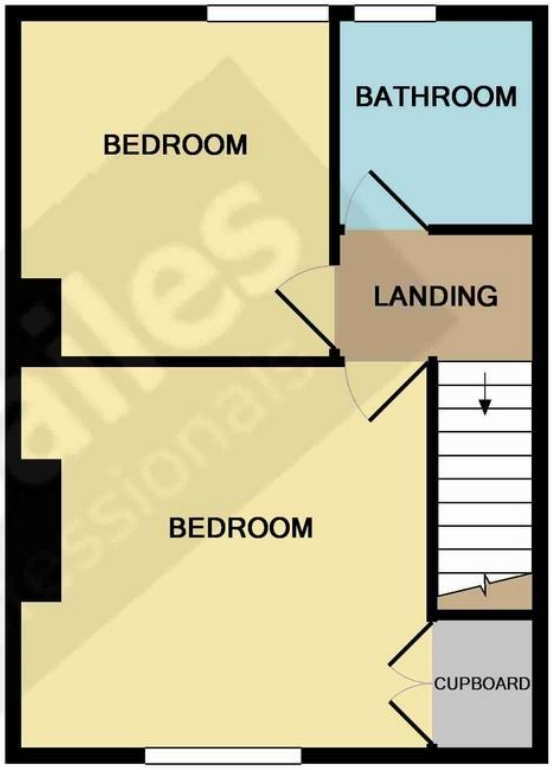
information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 32.6 SQ.M.
(351 SQ.FT.)

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

TOTAL APPROX. FLOOR AREA 65.1 SQ.M. (700 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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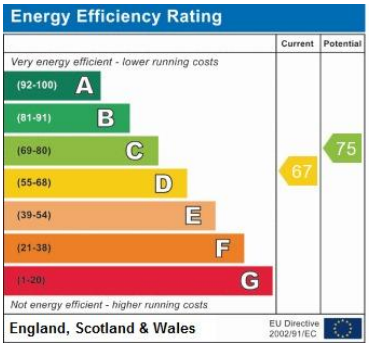

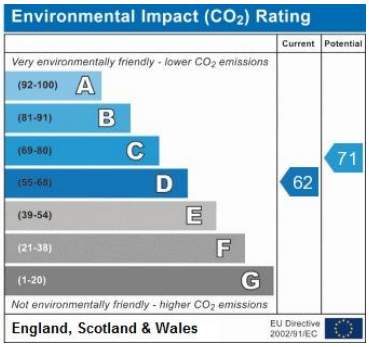

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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