



2 bed terraced house to rent in

Chapel House , Allensford, Consett,
Durham, DH8 9BA

£1,000 pcm

H x 2 D x 1 B x 2

Allocated parking

Unfurnished

Property features

- ✓ Two bedroom cottage was previously a Chapel House
- ✓ Open plan lounge/kitchen to the whole of the upper floor
- ✓ Vaulted beamed ceilings with some exposed stone walls
- ✓ Bathroom and dining room/study
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Standing since the 16th Century on the border between Northumberland and Durham in countryside celebrated by the Government as an area of Outstanding Natural Beauty. This truly outstanding two bedroom stone built cottage located in a sought after area of Castleside surrounded by Countryside, parks and walks. This unique property was formally an old chapel house with loads of character, with vaulted beamed ceilings, exposed stone walls, feature fireplace, sash windows and wooden flooring. With a magnificent open plan 25ft lounge/kitchen, dining area/study, own private garden, communal grounds shared with two neighbours and private parking. Located in between Hexham and Durham with a short drive into Consett with its shops, schools, bars and restaurants. The floorplan comprises Entrance hall, two bedrooms, bathroom and dining room/study. To the first floor open plan lounge/kitchen. Further benefits include, oil fired central heating, own and shared grounds with private parking. This really is a fabulous property which we highly recommend viewing to appreciate what is on offer and will not be disappointed.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.

- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: C

Deposit: £1,025.00

Length of Tenancy: 6/12 months

Rent: £1,000 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets

Parking: Allocated, Off Street, Residents

Year built: 1800

Construction materials: Stone built

Roofing type: Slate tiles

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: Yes

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance hall

Entrance door, wooden flooring, double radiator, wall lights, beams to the ceiling, stairs to the first floor.

Bedroom One

3.90m x 3.00m (12'9" x 9'10")

Two front aspect narrow Balistraria area windows, single radiator, wall light points, built in cupboard.



Bedroom Two

Three front aspect narrow Balistraria area windows, single radiator, wall lights



Bathroom

White three piece suite comprising panelled bathe with shower over, vanity wash basin, low level w.c. heated towel rail, extractor fan, built in cupboard, rear aspect window.



Dining room/study

4.60m x 2.30m (15'1" x 7'6")

Two rear aspect windows, double radiator, wooden flooring, vaulted ceiling. rear aspect window.



Lounge

7.70m x 5.00m (25'3" x 16'4")

Two front aspect sash windows, feature fireplace, rear aspect door with steps leading to the rear garden, exposed stone walls, vaulted ceiling with exposed beams, double radiator, wall lights. open plan into the kitchen.



Kitchen

3.20m x 1.40m (10'5" x 4'7")

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven, gas hob with extractor hood over, integral fridge, freezer, vaulted ceiling, spot lighting.



Front garden

Gravelled area with wrought iron railings with gate access to the rear gardens and parking area.



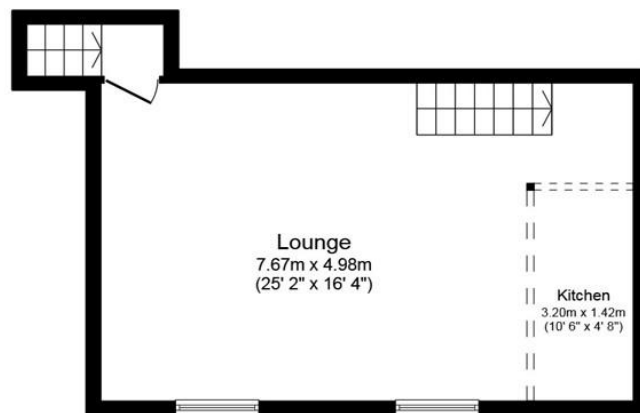
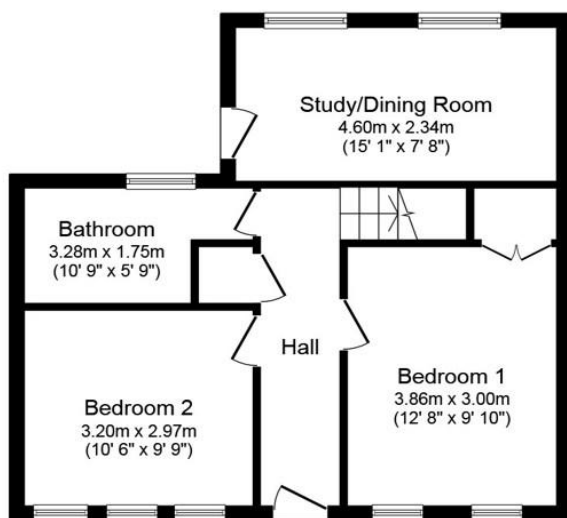
Rear private

Gravelled and paved areas, wooden fence with gate access to shared grounds, stone built storage building with boiler and space for a washing machine.



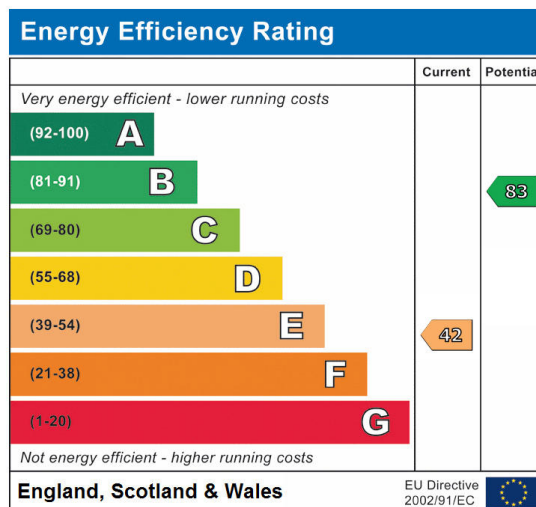
Shared grounds

The grounds are shared with both neighbours which are mainly laid to lawn, parking area, flower, tree and shrub borders.



Total floor area 86.3 sq.m. (929 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Chapel House , Allensford, Consett, Durham, DH8 9BA

Contact your local branch today for more information on this property:

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