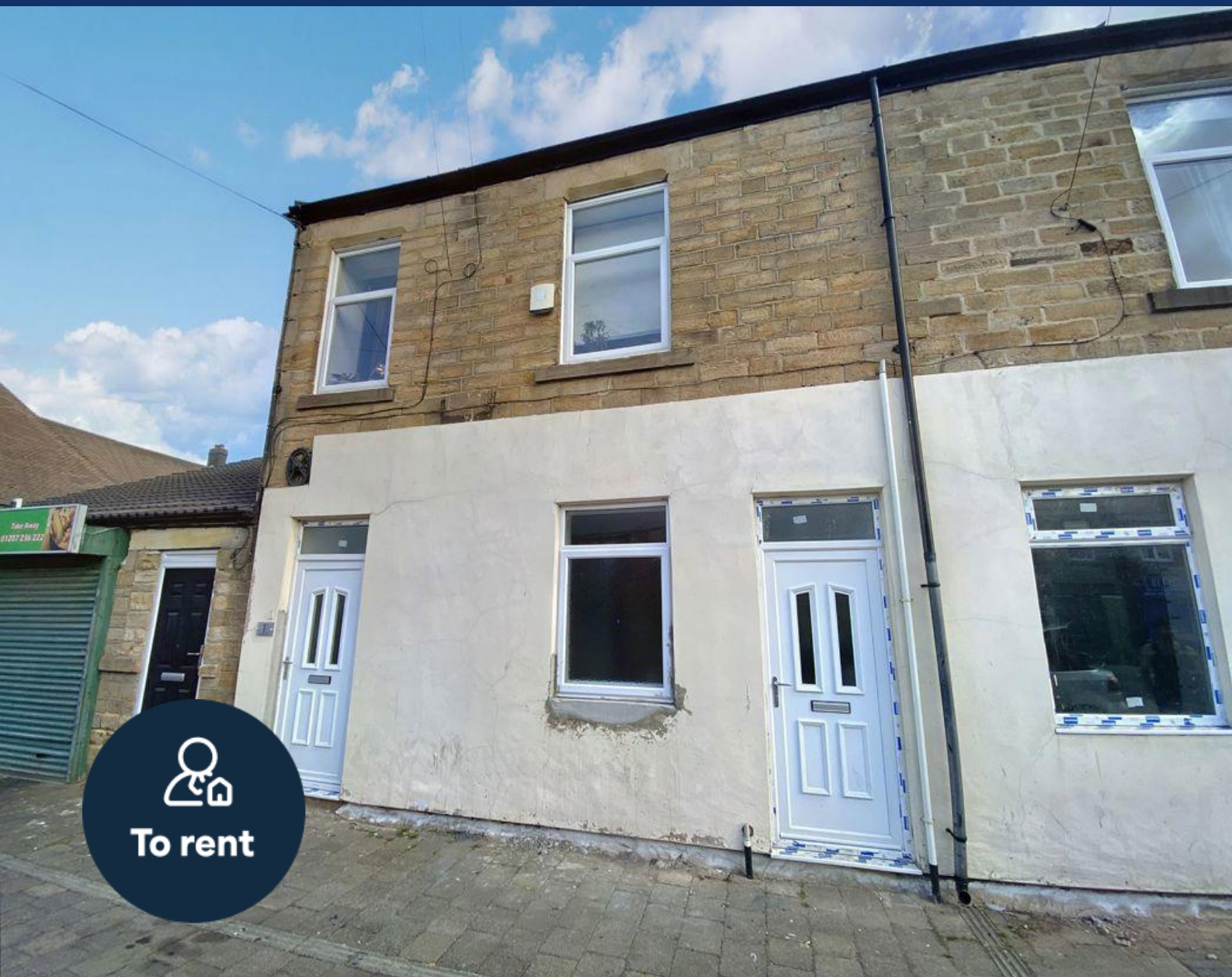


**To rent**

2 bed ground floor flat to rent in

Hobsons Buildings, Stanley, Durham, DH9 8EU

£550 pcm

 x 2  x 1  x 1

Allocated parking

Part Furnished

Property features

- ✓ Open Plan Lounge/Diner
- ✓ Two bedrooms
- ✓ Spacious rooms
- ✓ Enclosed Rear Courtyard
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

01207 236333
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this spacious two-bedroom ground floor flat situated within Hobsons Buildings, Stanley. Offering generously proportioned accommodation throughout, the property is well suited to a range of tenants seeking convenient ground floor living. The property benefits from an open plan lounge and kitchen/dining area, separate utility room, enclosed rear courtyard and allocated parking for one vehicle.

The accommodation briefly comprises an entrance hallway, spacious open plan lounge and kitchen/diner, utility room, two bedrooms and a family bathroom. Externally, there is an enclosed, low maintenance rear courtyard with gated access to the rear lane together with allocated parking for one vehicle.

The property is situated within Stanley and offers convenient access to a range of local amenities including shops, supermarkets, schools and leisure facilities. There are good transport links to surrounding areas including Consett, Chester-le-Street, Durham and Newcastle via the A693 and A1(M).

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: A

Deposit: £634.62

Rent: £550 pcm

Property Type: Ground floor flat

USPs: Part furnished

Parking: Allocated, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Accessed via a part glazed UPVC entrance door with laminate flooring.

Kitchen / Diner

4.56m x 4.17m (14'11" x 13'8")

Fitted with a range of wall and base units incorporating roll top work surfaces with tiled splashbacks and an inset stainless steel sink. Integrated electric oven with four ring electric hob and extractor hood above. Space for a freestanding fridge/freezer. Double glazed window to the front elevation and laminate flooring. Open plan into the lounge.



Lounge

5.84m x 4.76m (19'1" x 15'7")

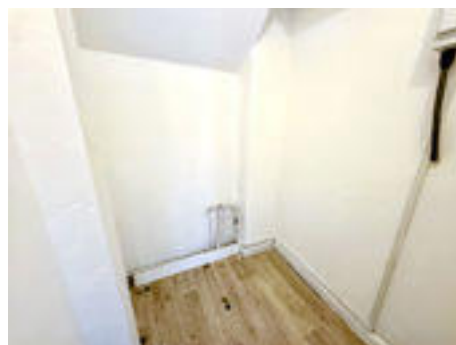
A spacious reception room open plan to the kitchen/dining area creating an excellent living space. Laminate flooring and gas central heating radiator. Doors provide access to the utility room, both bedrooms and the inner hallway leading to the family bathroom and rear entrance.



Utility Room

2.04m x 1.34m (6'8" x 4'4")

Fitted with plumbing for a washing machine and vinyl flooring.



Bedroom One

2.97m x 4.01m (9'8" x 13'1")

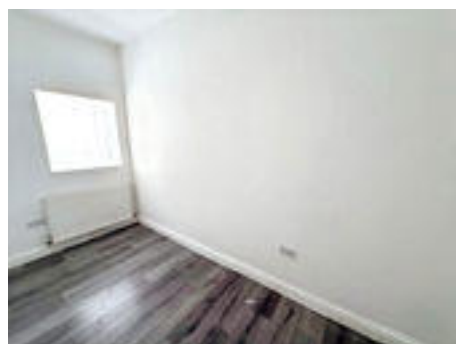
Double bedroom with double glazed window to the rear elevation, gas central heating radiator and laminate flooring.



Bedroom Two

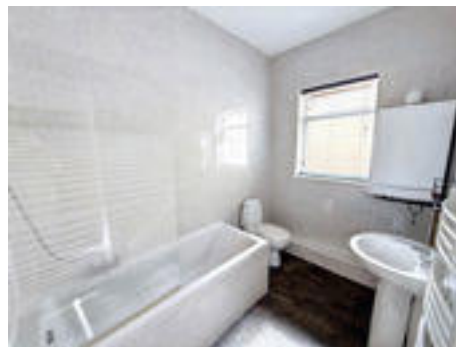
3.95m x 1.69m (12'11" x 5'6")

Well proportioned second bedroom with gas central heating radiator and laminate flooring.



Bathroom

Fitted with a white suite comprising pedestal wash hand basin, panelled bath with mains fed shower over, heated towel radiator and vinyl flooring. Double glazed window to the side elevation. The walls are finished with cladding and the combination boiler is housed within the room.



External

To the rear is an enclosed, low maintenance courtyard with gated access onto the rear lane. The property also benefits from allocated parking for one vehicle.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hobsons Buildings, Stanley, Durham, DH9 8EU

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

**83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk,
www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**

