



2 bed semi-detached house to rent in DH9

Stanleyburn Court, New Kyo, Stanley, Durham, DH9 7GA

£725 pcm

 x 2  x 1  x 1

Allocated parking

Furnished

Property features

- ✓ Two Bedroom Semi-Detached
- ✓ Lounge with French Doors to Rear Garden
- ✓ Ground Floor WC and Useful
- ✓ Enclosed Rear Garden with Decked Patio
- ✓ 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

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this two-bedroom house situated in New Kyo, Stanley. With a kitchen, lounge opening onto the rear garden and a ground floor WC, the property offers accommodation suited to a range of buyers, including first-time buyers and those looking to downsize.

The accommodation briefly comprises an entrance hallway with built-in storage, ground floor WC, kitchen and lounge with French doors to the garden. To the first floor are two bedrooms, with built-in storage and a wardrobe to the principal bedroom, together with a shower room. The property benefits from gas central heating and double glazing.

Externally, there is a lawned front garden with a block-paved pathway to the entrance. The enclosed rear garden features artificial turf, paved and block-paved areas, a decked seating area and external storage.

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: £836.54

Rent: £725 pcm

Property Type: Semi-detached house

USPs: Garden, Furnished, Allows smokers

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay 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), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

1.81m x 4.51m (5'11" x 14'9")

Accessed via a composite entrance door, with laminate flooring, central heating radiator, built-in storage and stairs rising to the first floor.

Ground Floor WC

1.38m x 0.82m (4'6" x 2'8")

Fitted with a WC and vanity wash hand basin, with a central heating radiator and laminate flooring.



Kitchen

3.14m x 1.94m (10'3" x 6'4")

Fitted with a range of wall and base units with roll-top work surfaces, an inset stainless steel sink with taps and drainer, and tiled splashbacks. Appliances include an integrated electric oven, four-ring gas hob with extractor hood, integrated dishwasher and integrated fridge/freezer. With a double-glazed window to the front aspect, central heating radiator, combi boiler, recessed lighting and laminate flooring.



Lounge/Diner

4.25m x 3.84m (13'11" x 12'7")

Situated to the rear, with double glazing, central heating radiator and laminate flooring. French doors provide access to the rear garden.



First Floor Landing

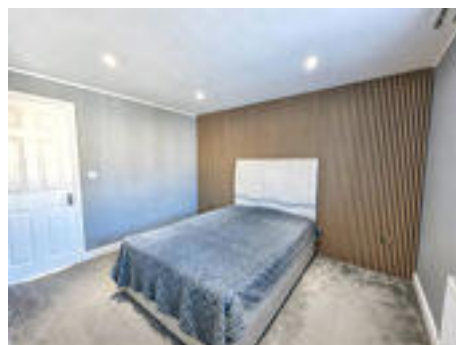
1.76m x 2.80m (5'9" x 9'2")

With carpeted flooring, built-in storage and loft access.

Bedroom One

3.50m x 3.80m (11'5" x 12'5")

With a double-glazed window to the front aspect, central heating radiator, built-in storage, built-in wardrobe, recessed lighting and carpeted flooring.



Bedroom Two

3.75m x 2.01m (12'3" x 6'7")

With a double-glazed window to the rear aspect, central heating radiator and carpeted flooring.



Family Shower Room

1.73m x 1.84m (5'8" x 6'0")

Fitted with a shower cubicle with mains-fed shower, vanity wash hand basin and WC. With a double-glazed window to the rear aspect, clad walls, vinyl flooring, extractor fan, central heating radiator and chrome towel rail.



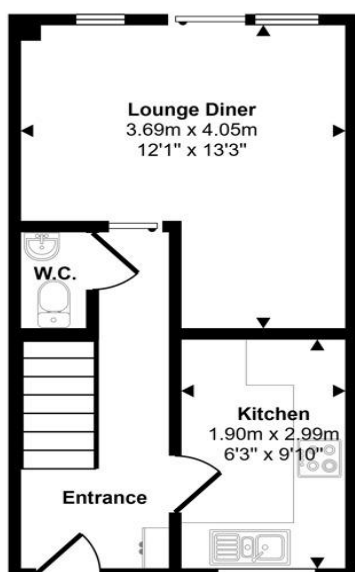
Externally

To the front is a maintained lawn with a block-paved pathway leading to the entrance and gated side access to the rear.

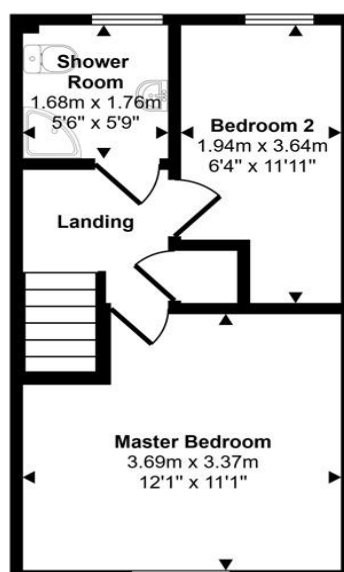
The enclosed rear garden incorporates artificial turf, paved and block-paved pathways, a decked patio area and stone borders. There is external storage and gated access to the rear lane.



Approx Gross Internal Area
54 sq m / 578 sq ft

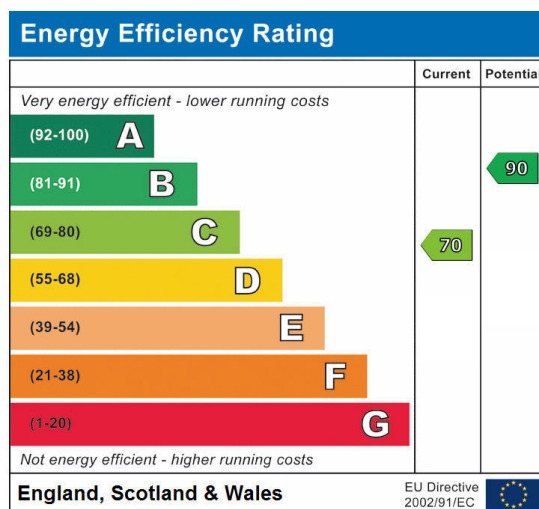


Ground Floor
Approx 27 sq m / 289 sq ft



First Floor
Approx 27 sq m / 289 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Stanleyburn Court, New Kyo, Stanley, Durham, DH9 7GA

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

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