



Elwick View, Trimdon, TS29 6JU
2 Bed - House - Semi-Detached
£575 (From) Per Month

ROBINSONS
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Elwick View

Trimdon, TS29 6JU

Fully refurbished throughout to that of an exceptionally high standard; we are delighted to offer TO LET this stunning semi detached house with two double bedrooms on Elwick View, within the highly sought after location of Trimdon Village. Having easy access to all of the immediate amenities offered in & around the village itself & within excellent commuting distance to all major road networks & bus routes, this tastefully decorated residence also benefits from gas central heating & double glazing throughout. In brief, the property briefly comprises: welcoming entrance hallway with stairs to the first floor, spacious lounge/dining area with windows to both front & rear elevations, re-fitted kitchen with a range of fitted wall & base units & further access into a useful outhouse/utility area. The first floor landing boasts two double bedrooms & a re-fitted family bathroom. Externally, the property enjoys gardens to both front & rear.

Rent £575

Bond £575

Tenants required earnings £16,800 - Guarantors required earnings £20,160

Working applicants preferred. No Pets. No Smokers.

EPC Rating: E

Council Tax Band: A









ENTRANCE HALLWAY

LOUNGE / DINING AREA

19'9 x 10'8 (6.02m x 3.25m)

KITCHEN

11'4 x 7'4 (3.45m x 2.24m)

INNER LOBBY

UTILITY AREA

9'2 x 6'11 (2.79m x 2.11m)

MASTER BEDROOM

5'6 x 9'5 (1.68m x 2.87m)


BEDROOM TWO

10'9 x 10'1 (3.28m x 3.07m)

FAMILY BATHROOM

6'0 x 5'5 (1.83m x 1.65m)

EXTERNALLY

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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