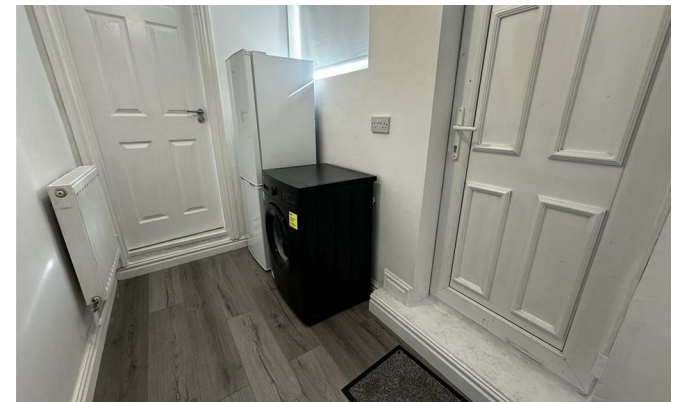


**STUART
EDWARDS**

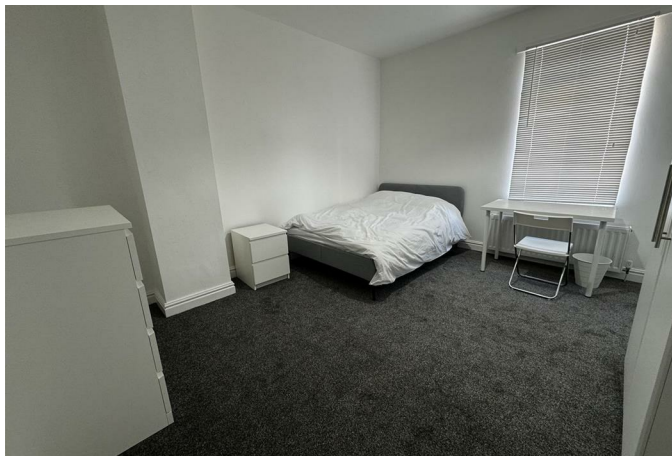


Heslop Street

Close House, Bishop Auckland DL14 8RU

- Terraced House
- No Onward Chain
- Good access to all major roads.
- Management Agent In Place
- 3 Bedrooms
- Investment Opportunity
- 14% Yield

£470 Per Month Per Month



FULL DESCRIPTION

SINGLE ROOM AVAILABLE IMMEDIATELY. £550 PER MONTH INCLUSIVE OF BILLS!

Newly refurbished mid terraced house, with modern fixtures and fittings throughout.

The property has excellent transport links with a bus stop less than a 1 minute walk from the house, taking around 7 minutes to get to the local city centre and around 5 minutes to the local train station in Bishop Auckland.

Internally the property comprises: entrance hallway, communal open plan fully equipped lounge/kitchen, utility room and communal full bathroom suite with shower to the ground floor.

The available double bedroom is situated on the first floor.

Externally there's a rear yard and on street parking.

This accommodation is available to both students and professionals.

All utility bills, including council tax and FREE Unlimited fast WI-FI is inclusive within the monthly rent.

NO SMOKERS and sorry NO PETS.

Sure to prove extremely popular, therefore early reservation is recommended to avoid disappointment.

ENTRANCE HALLWAY

Double radiator.

OPEN PLAN LOUNGE/KITCHEN

13'6" x 11'6"

Range of wall and floor units with inset stainless steel sink and drainer unit with mixer tap.

Integrated oven, hob and extractor hood. Tiled splashbacks and laminate flooring..

UTILITY AREA

Laminate flooring, double radiator, fridge/freezer, automatic washing machine and UPVC rear entrance door.

BATHROOM

Low level wc, pedestal wash hand basin, panel bath with overhead shower, double radiator, tiled walls and flooring and extractor fan.

FIRST FLOOR LANDING

AVAILABLE BEDROOM

11'8" x 13'5"

Situated on the first floor this double bedroom is fully furnished with a desk and chair, chest of draws, wardrobe and the option of an extra new storage unit or tv if required. The living room includes a wall mounted freeview tv with up to 200 channels available.

FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

PROPERTY VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/5800-1709-0022-5223-3373>

IMPORTANT INFO

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms

of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY PORTALS

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

THANKS

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

Council Tax Band: A
EPC Rating: D

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www.stuartedwards.com

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