



**Hilda Terrace**  
South Pelaw DH2 2JE

**£675 Per Calendar Month**

**Venture**  
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Hilda Terrace

South Pelaw DH2 2JE



Nestled in the charming area of Hilda Terrace, South Pelaw, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room as well as a dining area, perfect for entertaining guests or enjoying quiet evenings in.

With two spacious bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the house is utilised effectively. The bathroom offers a separate shower cubicle as well as a free standing bath tub for convenience. To the back of the property is a yard with a small decked area and on street parking to the front.

Situated in South Pelaw, residents will benefit from a friendly neighbourhood atmosphere, with local amenities and transport links within easy reach.

Do not miss the chance to make this lovely property your new home. Please call 0191 3729898 to book a viewing

Rent £675 PCM  
Holding fee £155.76  
Deposit £778.84

Council tax band A  
EPC Rating D

## ENTRANCE VESTIBULE

Entered via UPVC double glazed door, stairs leading off, door to lounge.

## LOUNGE

15'4" x 12' (4.67m x 3.66m)  
Spacious lounge with wooden mantle, stone hearth, understairs storage cupboard, coving, radiator, UPVC double glazed window, open to dining room.

## DINING ROOM

14'2" x 8'8" (4.32m x 2.64m)  
Fitted with coving, ceramic tiled floor, radiator, UPVC double glazed french doors to decked area.

## KITCHEN

8'7" x 8'1" (2.62m x 2.46m)

Refitted with an excellent range of wall/base units, ample worktops, 1 1/2 bowl stainless steel sink unit and drainer, mixer tap, tiled splashbacks, built in stainless steel gas hob/oven/extractor, integrated fridge/freezer, plumbing for automatic washing machine, spot lighting, ceramic tiled floor, UPVC double glazed window.

## FIRST FLOOR

Landing.

## BEDROOM 1

15'8" x 11'10" plus robes (4.78m x 3.61m plus robes)

Fitted with wardrobes, radiator, laminate floor, UPVC double glazed window.

## BEDROOM 2

10'11" x 7'11" (3.33m x 2.41m)

Fitted with radiator, UPVC double glazed window.

## BATHROOM/WC/SHOWER

Superbly refitted white suite comprising of free standing bath, housed vanity wash hand basin, housed wc, separate shower cubicle housing shower, storage cupboard housing combination boiler, inset spot lighting, pvc ceiling, UPVC double glazed window.

## OUTSIDE

There is a forecourt to the front.

Whilst to the rear there is an enclosed yard with decked area.

## Holding Deposit and Deposit

Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

## Deposit - Rent Without a Deposit

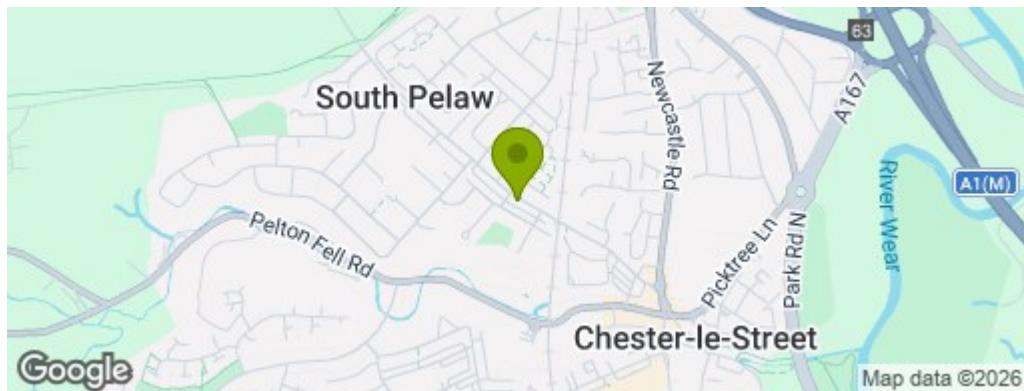
This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Deposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Deposit will be the minimum payment of £150. If the rent is £750, the Deposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Deposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).



## Property Information

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