



Bridge Street

Howden Le Wear DL15 8EX

£525 Per Calendar Month





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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- Two Bedroom Mid Terrace
- EPC Grade C
- Bathroom With Shower

- Village Location
- Enclosed Yard To Rear
- Neutral Decor Throughout

- Two Reception Rooms
- Two Large Bedrooms
- Stone Fronted

Available to let is this neutrally decorated terraced property, offering an excellent opportunity for families seeking a well-presented home in a convenient location. The house has been freshly carpeted, newly fitted kitchen and decorated throughout, making it ready for immediate occupation.

The property features two reception rooms, providing versatile living and dining spaces to accommodate a range of lifestyles. The separate kitchen offers ample space for meal preparation.

There are two double bedrooms, providing comfortable accommodation for family members. The home also includes a bathroom, designed for practical everyday use.

Situated in a desirable area, the property is close to local schools, making it an ideal option for families with children. Residents will appreciate the proximity to nearby parks and a range of walking routes, perfect for leisure and outdoor activities.

With a council tax band of A, the property represents an affordable and practical choice. The overall neutral décor, together with new carpeting, creates a welcoming environment that is ready to move into.

This terraced home presents a great rental opportunity, offering both comfort and convenience in a family-friendly setting. Early viewing is recommended to fully appreciate the space and features on offer.

Ground Floor

Entrance Hallway

Composite front entrance door, door to hallway which has stairs to first floor.

Lounge

13'2 x 12'10 (4.01m x 3.91m)

UPVC double glazed window to front and central heating radiator.

Dining Room

15'2 x 14'11 (4.62m x 4.55m)

UPVC double glazed window to rear, central heating radiator, under stairs storage cupboard.

Kitchen

15'10 x 6'10 (4.83m x 2.08m)

With a range of white wall and base units, contrasting laminate work surfaces over, single sink drainer unit with mixer tap, integrated electric oven and hob above, UPVC double glazed window and door, central heating radiator, plumbing and space for washing machine, tiled floor and wall mounted gas boiler.

First Floor

Landing

Loft access & storage cupboard.

Bedroom One

16'9 x 13'5 (5.11m x 4.09m)

UPVC double glazed window to front and central heating radiator.

Bedroom Two

15'7 x 9'4 (4.75m x 2.84m)

With upvc double glazed window to rear and central heating radiator.

Bathroom/WC

Panelled bath, electric shower over, wc, wash hand basin, vinyl flooring, tiled splashbacks, opaque UPVC double glazed window

Exterior

Enclosed yard to rear

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0735-4420-1509-0771-5206>

Holding Deposit/Tenant Information

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 Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good Outdoor

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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TOTAL FLOOR AREA: 968 sq ft, (89.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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