



david bailes
property professionals

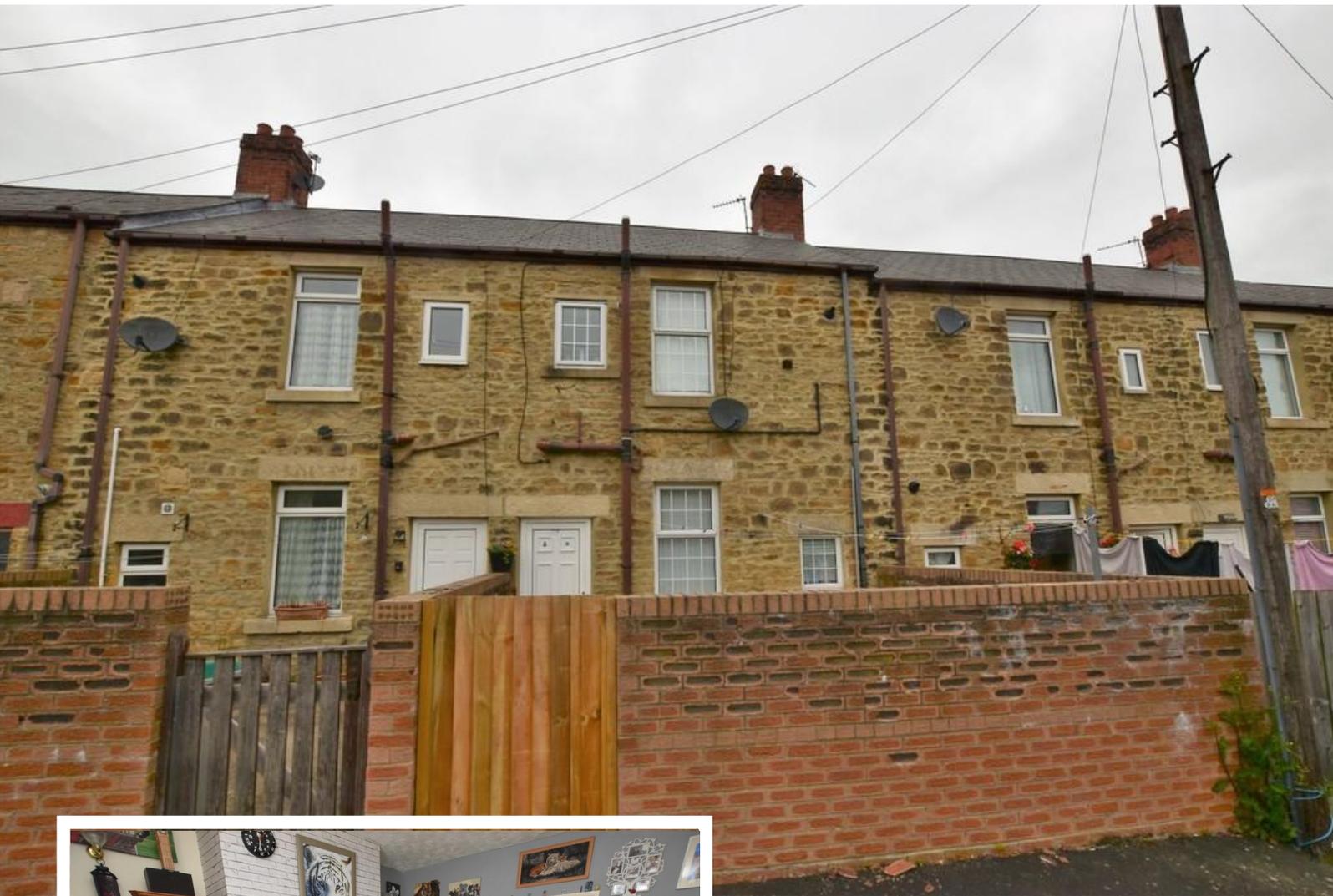
John Street,
South Moor, Stanley, DH9 7BG

- Stone built terraced house
- 2 bedrooms, yield 8.4%
- Willing tenant paying £350 PCM
- Lounge

£50,000

EPC Rating C (69)





Property Description

ATTENTION LANDLORDS this stone-built two bedroom mid terraced house has a willing tenant who currently pays £350 PCM providing an 8.4% yield and is close to local amenities. Briefly comprising a hallway, lounge, kitchen with cooker, first floor landing, two bedrooms with built in cupboards, bathroom and a self contained yard to the rear. Full uPVC double glazing, gas combi central heating, Council Tax band A, freehold. Energy rating C (69).

HALLWAY

uPVC double glazed entrance door to hallway, dado rail, stairs to the first floor and a door leading to the lounge.

LOUNGE

14' 5" x 12' 11" (4.41m x 3.94m) uPVC double glazed window, single radiator, under-stair storage cupboard, dado rail and a door leading to the kitchen.





KITCHEN

5' 11" x 15' 10" (1.82m x 4.85m) Fitted with a range of wall and base units with complimentary work surfaces and half timber panelled walls. Slot-in electric cooker, inset stainless steel single drainer sink unit with mixer tap, plumbed for automatic washer, tiled floor, single radiator, two uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Dado rail and doors leading to the bedrooms and bathroom.



BEDROOM 1 (TO FRONT)

10' 11" x 12' 6" (maximum) (3.33m x 3.82m) Built in storage cupboard, double radiator and a uPVC double glazed window.

BEDROOM 2 (TO REAR)

9' 10" x 9' 8" (maximum) (3.00m x 2.95m) Built-in cupboard incorporating a gas combi boiler, double radiator and a uPVC double glazed window.

BATHROOM

6' 4" x 5' 10" (1.95m x 1.79m) A white suite featuring a panelled bath, pedestal wash basin, low level WC, fully tiled walls, loft access hatch, uPVC double glazed window and a single radiator.



EXTERNAL

To rear - self contained yard.

HEATING

Gas fired central heating via combination boiler (installed 2023) and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

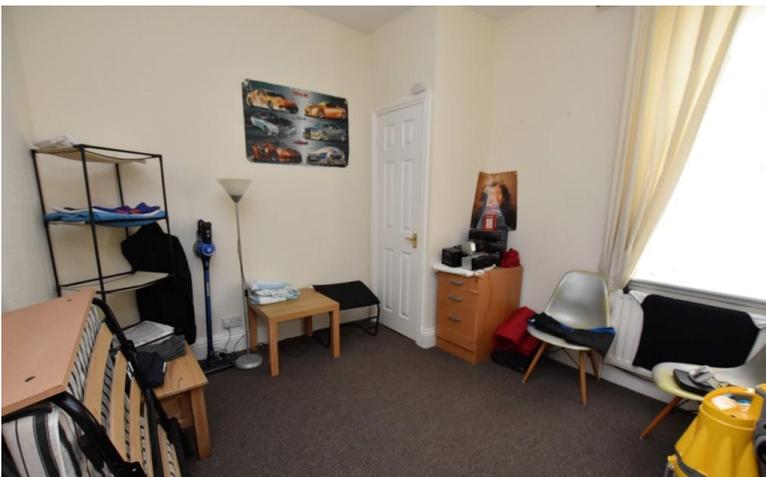
EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.





SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit www.durham.gov.uk/selectivelicensing for further information.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

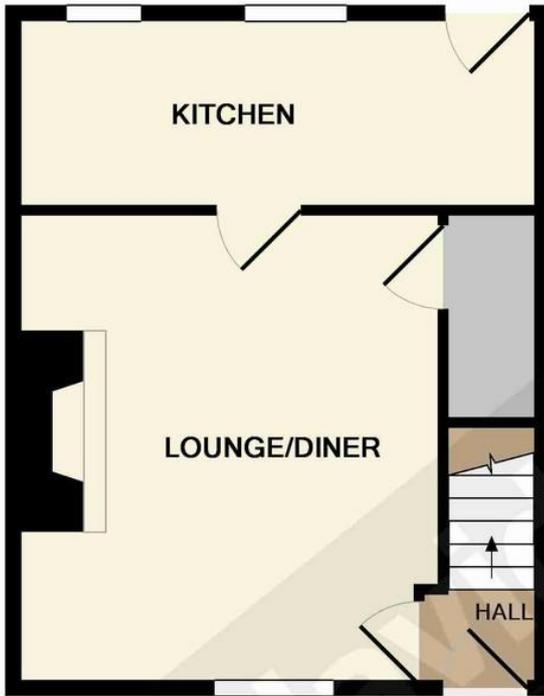
MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.





GROUND FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

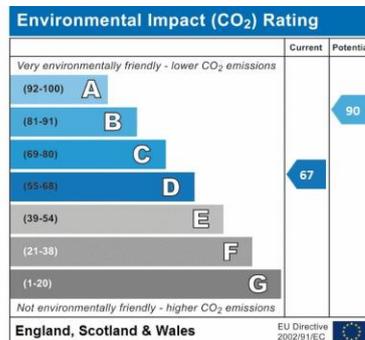
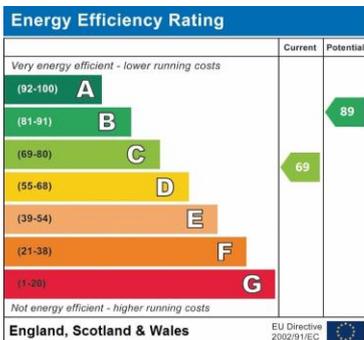


1ST FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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

Made with Metropix ©2013



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

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
Sat – 9am – 3pm

