



**david bailes**  
property professionals

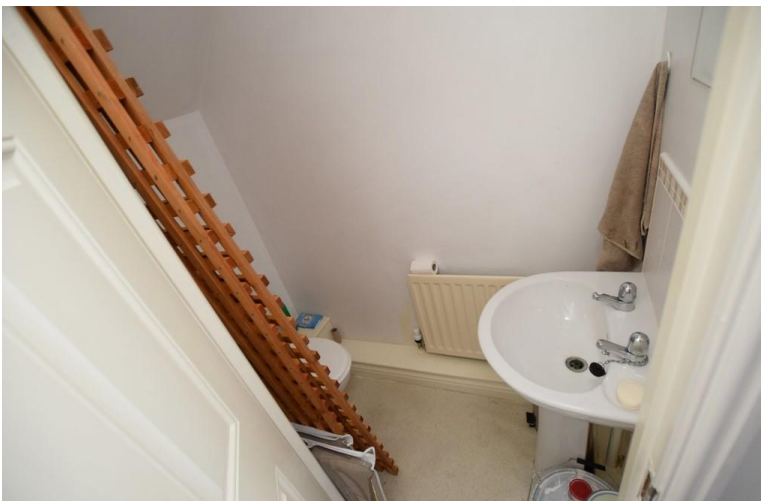
**The Ridings,**  
Catchgate, Stanley, DH9 8EE

- A modern end terrace house
- 3 bedrooms
- Lounge plus kitchen/diner
- Off street parking

**£425 pcm**  
EPC Rating C  
Holding Deposit £98  
Bond £425







## Property Description

A modern 3 bedroom end terraced house with off street parking available. Briefly comprising a hallway, lounge, washroom/WC and a kitchen/diner. To the first floor there are three bedrooms and a bathroom/WC. Externally there is a small garden to the front and a patio to the rear plus off street parking. Benefitting from gas combi central heating and full uPVC double glazing. Energy rating C (78).

### HALLWAY

uPVC double glazed entrance door, double panelled radiator, stairs lead to the first floor.

### LOUNGE

14' 5" (maximum) x 10' 6" (maximum) (4.40m x 3.21m) Double panel radiator, uPVC double glazed window.

### INNER LOBBY

Built in storage cupboard.



#### CLOAKROOM/WC

Pedestal wash basin, tiled splashback, low level WC, extractor fan, single panelled radiator.

#### KITCHEN/DINER

12' 0" (maximum) x 13' 8" (maximum) (3.66m x 4.17m) Fitted with a modern range of wall and base units with complimentary work surfaces and tiled splashbacks. Integrated stainless steel fan assisted electric oven/grill, inset gas hob with concealed illuminated extractor unit over. Inset stainless steel circular sink owl and drainer with mixer tap, plumbed for automatic washer, wall unit conceals central heating boiler. uPVC double glazed sliding patio doors open to the rear, uPVC double glazed window, double panelled radiator.



#### FIRST FLOOR

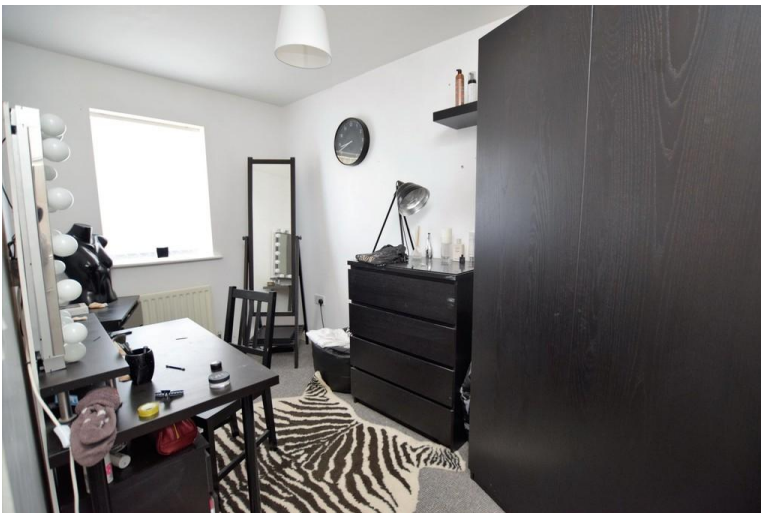
Landing, loft access hatch, uPVC double glazed window.

#### BEDROOM 1

8' 7" (maximum) x 13' 8" (maximum) (2.63m x 4.17m) Built in cupboard, single panelled radiator, uPVC double glazed window.

#### BEDROOM 2

11' 11" x 6' 6" (3.64m x 2.00m) Single panelled radiator, uPVC double glazed window.



#### BEDROOM 3

8' 8" x 6' 11" (2.65m x 2.13m) Single panelled radiator, uPVC double glazed window.

#### BATHROOM

5' 7" x 7' 1" (1.71m x 2.17m) A white suite featuring panelled bath with mains shower over, pedestal wash basin, low level WC, tiled splashbacks, single panelled radiator.

#### EXTERNAL

To front - a small forecourt garden. To the rear - a block paved patio with steps leading to block paved driveway providing off street parking for one vehicle.



#### COSTS

Holding Deposit: £98

Rent: £425

Bond: £425

Minimum Tenancy Term: 12 Months

#### REFERENCE AND CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application. Successful applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.





Under the Tenant Fee Act 2019: The holding deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.

(Example: rent of £400 PCM x 12 = £4,800 x 2.5 = £12,000) This minimum income can be shared on a joint tenancy only.

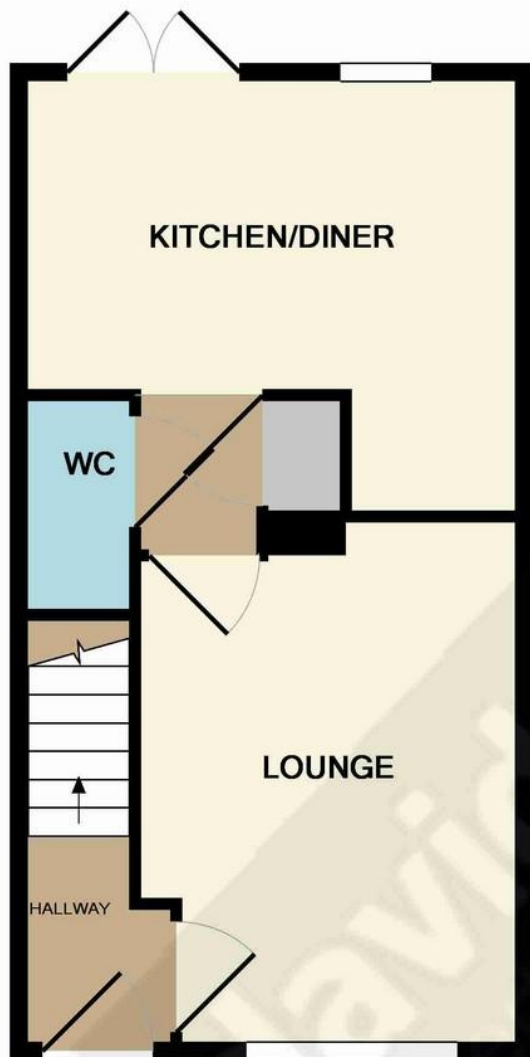
Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £400 PCM x 12 = £4,800 x 3 = £14,400) (or hold savings or pension(s) equal or more than this amount)

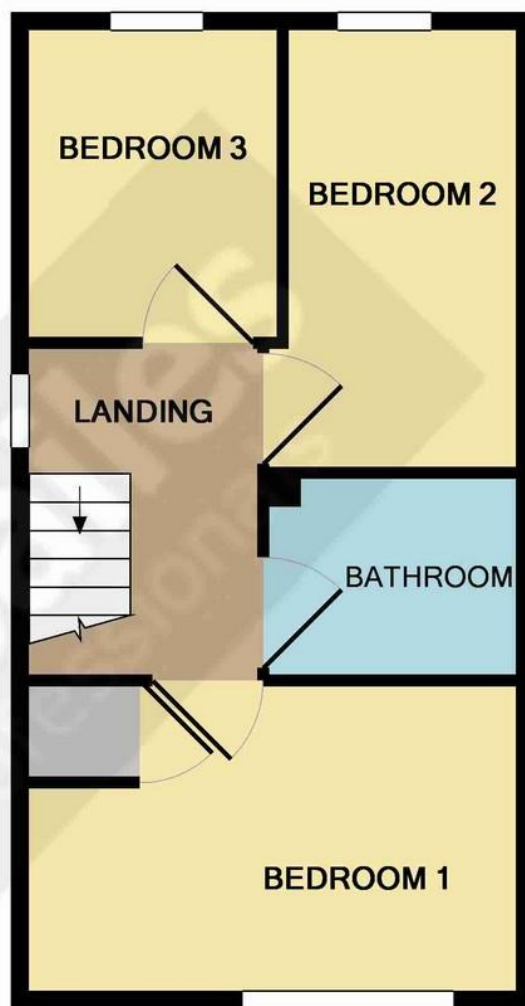
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.



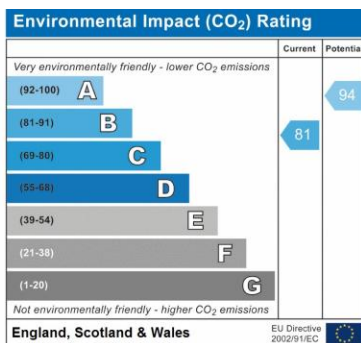
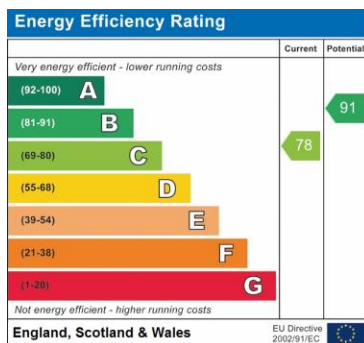
GROUND FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 361 SQ.FT.  
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 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



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