



## 8 Stanley Court

South Parade, Northallerton, DL7 8TX

£450 pcm

A one bedroom spacious apartment located in the sought after South Parade area within just a few minutes walk from the High Street and the town's many amenities and also the main line rail station. Designated parking in a private car park.

- Sought after South Parade location
- Well proportioned accommodation
- Designated parking in a private car park
- Intelligent Electric Heaters



Tel: 01609 773004

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## THE ACCOMMODATION COMPRISES

Main entrance door leads to communal hall.

### ENTRANCE HALL

With tiled floor, good sized walk in shelved store cupboard with light and power point and space for freezer.

### L SHAPED LOUNGE/DINING ROOM

19' 8" x 14' 6" (5.99m x 4.42m) An excellent living space with both sitting and dining areas, window to rear, intelligent electric heater, security entry phone, wall mounted living flame electric fire. Sky TV point.

### KITCHEN

8' 9" x 5' 4" (2.67m x 1.63m) With range of beech fronted base and wall cupboards with roll edge work surfaces with inset stainless-steel sink unit and tiled splashbacks, space for electric cooker and fridge, plumbing for washing machine, extractor fan.

### DOUBLE BEDROOM

13' 9" x 14' 6" (4.19m x 4.42m) narrowing to 9' 7" (4.19m x 4.42m) A double bedroom with window to front and Velux roof light, wall mounted Intelligent electric heater, double wardrobe unit, telephone point and TV point.

### BATHROOM

5' 6" x 6' 11" (1.68m x 2.11m) With fully tiled walls, white suite comprising panelled bath with Triton electric shower over with folding glass shower screen, close coupled WC, pedestal wash basin, shaving mirror, extractor fan. Built in shelved airing cupboard.

### OUTSIDE

Drying area and designated parking in private tarmac Car Park at the rear of the apartments

### AGENTS NOTES

Council Tax Band B

EPC Rating D

### RENT

Payable per calendar month.

### DEPOSIT

£519

### REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

### SERVICES

The Tenant will be responsible for paying for all the main services.

### PERIOD OF LETTING

On a Assured Short Hold Tenancy for a period of no less than 6 months.

### INSURANCE

The Landlord will insure the property and their contents and the tenant will be responsible for the insurance of his or her contents.

### DECORATION

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

### SMOKING

Tenants are asked to observe a No Smoking policy inside the property.

### PETS

No Pets.



All measurements are approximate and for display purposes only



R201

#### Hexham

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