



**Park Mews, TS26 0DX**  
**2 Bed - Cottage - Terraced**  
**£575 Per Calendar Month**

**EPC RATING: E**  
**COUNCIL TAX BAND: D**

## Park Mews, TS26 0DX

A unique two bedroom cottage apartment located close to Ward Jackson Park with access via Park Mews. This rarely available property is offered to the market for rent on an UNFURNISHED basis, with a deceptively spacious and well proportioned accommodation that features gas central heating and uPVC double glazing. An ideal place for a working professional seeking a home within a prestigious area with good links to amenities and transport links. An internal viewing comes recommended to appreciate the space and location on offer. The internal layout comprises: entrance with stairs up to the apartment, landing with useful storage cupboard, extremely spacious lounge/dining room with high ceiling, kitchen with built-in oven, hob and extractor, inner hall with loft access, two good sized bedrooms and bathroom incorporating a three piece white suite.

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants £17250pa; Guarantor, if required £20,700pa.

BOND £663

### ENTRANCE

uPVC double glazed access door, stairs to the flat.

### LANDING

Useful storage cupboard, single radiator, useful storage/cloaks cupboard.

### LOUNGE/DINING ROOM

A generous lounge/dining room with high ceiling, two uPVC double glazed windows, laminate flooring, feature fire surround with electric fire, double radiator.

### KITCHEN

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in oven, hob and extractor, space for free standing appliances, three drawer base unit, laminate flooring, uPVC double glazed window, useful storage cupboard.

### INNER HALL

Access to both bedrooms, hatch to loft, access to bedrooms and bathroom.

### BEDROOM ONE

A good sized master bedroom with uPVC double glazed window, laminate flooring, corner shower, double radiator.

### BEDROOM TWO

Built-in double wardrobe with overhead storage space, laminate flooring, uPVC double glazed window, single radiator.

### BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback and flooring, uPVC double glazed window.

### OUTSIDE

The property is accessed via Park Mews turning in from The Parade.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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