



Vollum Rise, Headland, TS24 0LR
3 Bed - House - Mid Terrace
£625 Per Calendar Month

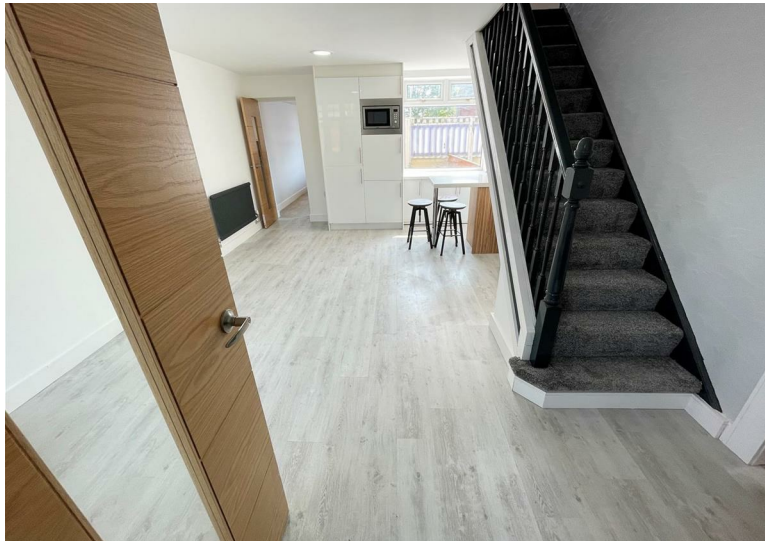
Council Tax Band: A
EPC Rating: D
Tenure: Freehold

A modern and spacious THREE BEDROOM mid terraced property on Vollum Rise in a popular part of the Headland. The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation features a modern kitchen and shower room, whilst further benefitting from gas central heating and uPVC double glazing. The internal layout comprises: entrance porch, generous dual aspect lounge, open plan dining room/breakfast room which leads through to the kitchen extension. To the first floor are three bedrooms which are served by the shower room, incorporating a three piece suite and chrome fittings. Externally is an established front garden, with an enclosed rear courtyard with gated access. Vollum Rise is situated just off Northgate, close to schools and amenities. UNFURNISHED

REQUIRED EARNINGS: Tenants £18,750pa; Guarantor, if required £22,500pa

BOND £721

(Application is subject to a Holding Fee - please refer to our website for further details)





GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, modern internal door.

DUAL ASPECT LOUNGE

17'7 x 9'11 (5.36m x 3.02m)

uPVC double glazed bow window to the front aspect, uPVC double glazed door with matching side screen to the rear, feature chimney with television recess, modern laminate flooring, convector radiator.

OPEN PLAN DINING/BREAKFAST ROOM

17'7 x 13' (5.36m x 3.96m)

uPVC double glazed windows to the front and rear aspects, modern laminate flooring, spindled staircase to the first floor with newel post and fitted carpet, two single radiators, breakfast bar area, white gloss units incorporating an integrated fridge/freezer and microwave.

EXTENDED KITCHEN

16'6 x 5' (5.03m x 1.52m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, decorative glass splashback, additional tiling to splashback areas, recess for washing machine, uPVC double glazed window, uPVC double glazed side door, inset spotlights to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, laminate flooring, access to:

BEDROOM ONE

12'5 x 10'2 (3.78m x 3.10m)

uPVC double glazed window to the front aspect, laminate flooring, built-in storage cupboard, single radiator.

BEDROOM TWO

10'5 x 9'10 (3.18m x 3.00m)

uPVC double glazed window to the front aspect, built-in storage cupboard with Baxi gas central heating boiler, laminate flooring, convector radiator.

BEDROOM THREE

8'2 x 7'7 (2.49m x 2.31m)

uPVC double glazed window to the rear aspect, modern laminate flooring, single radiator.

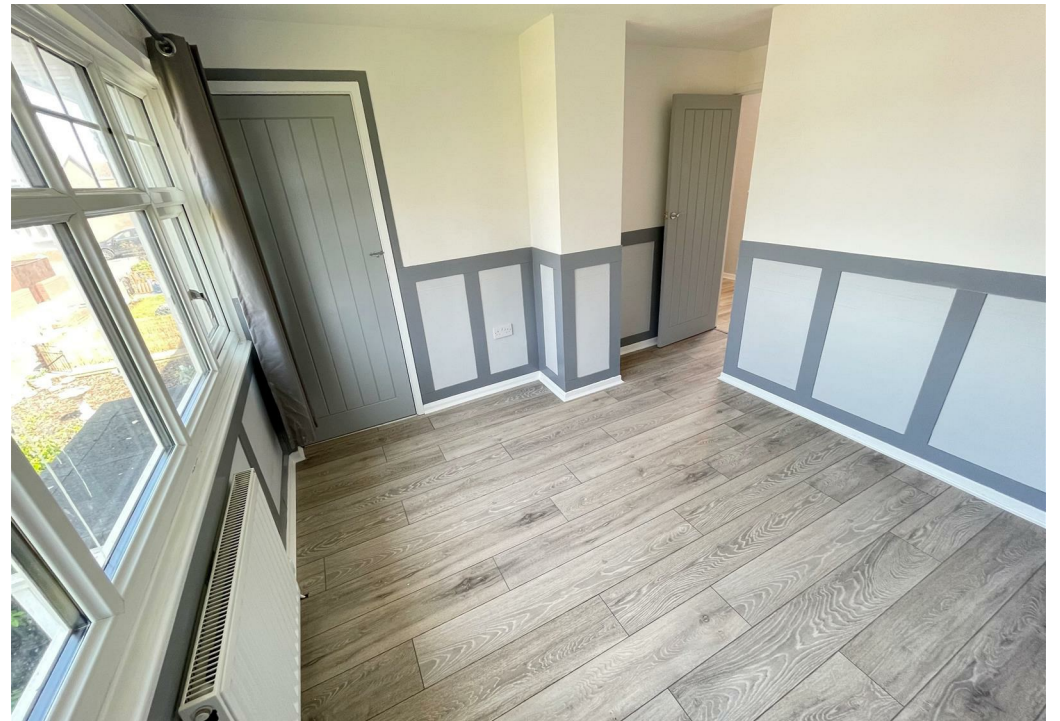
SHOWER ROOM/WC

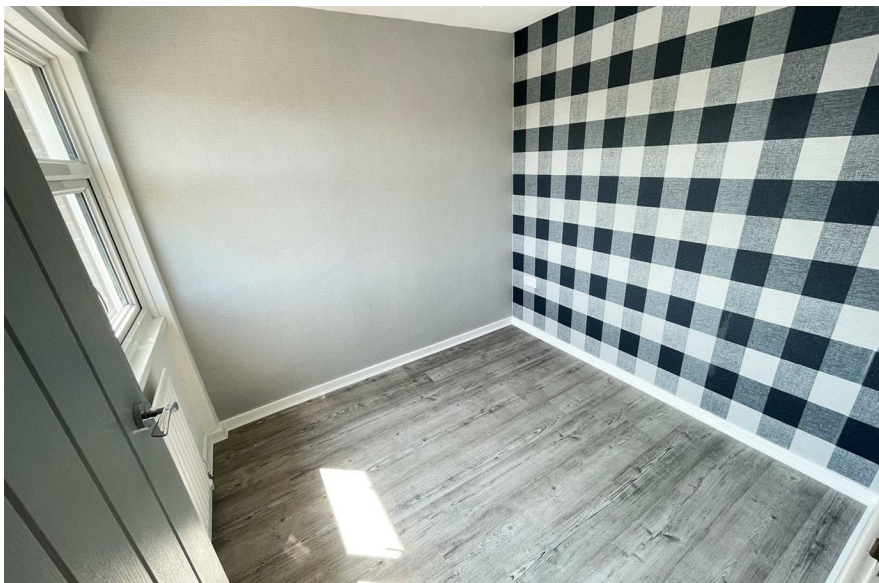
7'1 x 5'6 (2.16m x 1.68m)

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and electric shower, corner pedestal wash hand basin with chrome mixer tap, wall mounted WC, tiling to splashback, laminate flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

OUTSIDE

The property features an established front garden, with an enclosed rear courtyard and gated access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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