

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Mill Farm, Mitford NE61 3PL

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£1,750 Per Calendar Month

Welcome to Signature rental market. Upon entering, you are greeted by a central hallway that leads into a bright and expansive living room, complete with two large arched windows that flood the space with natural light. A second generous living area, the sitting room, offers equal space and character, with additional arched windows and elegant French doors opening out to the garden. The kitchen boasts an abundance of storage with stylish wall and base units, paired beautifully with sleek countertops. Upstairs, you will find four well-proportioned bedrooms, all capable of comfortably fitting double beds and furnishings. The primary bedroom benefits from the added luxury of an en-suite, while a large family bathroom completes the layout, offering a bathtub, separate shower, hand basin, and W.C.

Located just a short walk from Mitford's village centre, this delightful property combines generous internal space with the tranquillity of countryside living. Residents can enjoy the convenience of local pubs, eateries, and shops all a short distance, making this the ideal home for those seeking both comfort and community in a picturesque village setting.

Available April 2025
Tenancy Term: 12 months
£1,750 PCM

TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

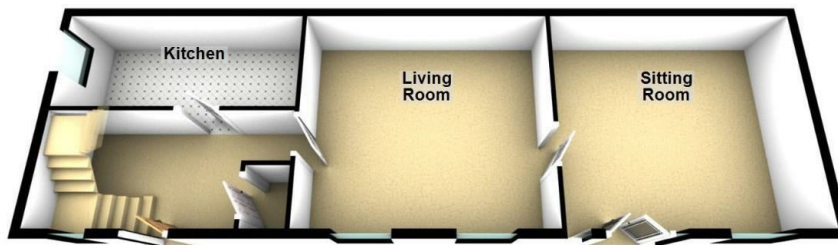
A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first month's rent payment. The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.



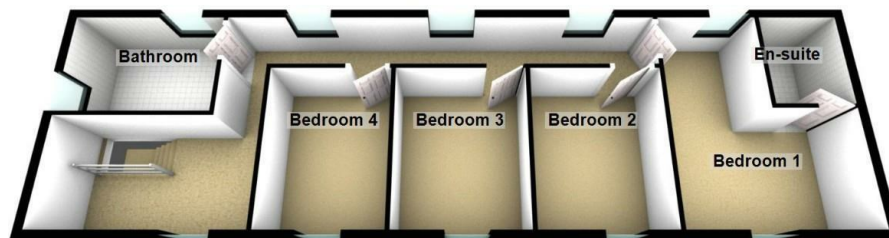
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Measurements:

Living Room
17'6" x 15'5"

Sitting Room
17'5" x 15'5"

Kitchen
16'11" x 7'0"

Bedroom One
15'5" x 13'0"

Bedroom Two
11'5" x 9'2"

Bedroom Three
11'5" x 9'2"

Bedroom Four
11'5" x 8'6"

Bathroom
10'9" x 7'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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