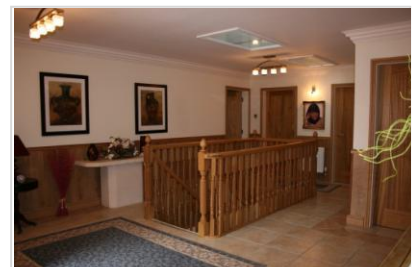




Residential Lettings



97 Runnymede Road Darras Hall



- Grand Reception Hall
- Cloaks/WC & Utility Room
- Drawing Room & Study
- Formal Dining Room
- Breakfasting Kitchen
- Master Suite
- Guest Suite
- Three Further Bedrooms
- Snug, Gym/Sauna and Billiard/Games Room
- Energy Efficiency Rating: C

Price Guide: £2,450 pcm

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Number One Broadway, Darras Hall, Newcastle upon Tyne, NE20 9PW

A deceptively spacious five bedroom detached family home briefly comprising entrance hall, four reception rooms, five bedrooms, including a master suite and guest suite, large breakfasting kitchen, gym/sauna and large games room.

GRAND RECEPTION HALL:

Measuring approx. 22' x 16' 0" (6.71m x 4.88m)

DRAWING ROOM:

Measuring approx. 29' 2" x 17' 6" (8.89m x 5.33m) into bay

STUDY:

Measuring approx. 13' 8" x 8' 0" (4.17m x 2.44m)

FORMAL DINING ROOM:

Measuring approx. 14' 2" x 13' (4.32m x 3.96m)

BREAKFASTING KITCHEN:

Measuring approx. 26' x 19' (7.92m x 5.79m)

UTILITY ROOM:

Measuring approx. 15' 8" x 6' 0" (4.78m x 1.83m)

CLOAKS/WC:

Measuring approx. 6' 7" x 6' 0" (2.01m x 1.83m)

NIGHT HALL:

Measuring approx. 9' x 4' 4" (2.74m x 1.32m)

MASTER SUITE:

Measuring approx. 19' x 18' 6" (5.79m x 5.64m) to widest point

WALK IN DRESSING ROOM:

EN-SUITE SHOWER ROOM/WC:

Measuring approx. 13' 4" x 5' 6" (4.06m x 1.68m)

GUEST BEDROOM:

Measuring approx. 18' x 14' (5.49m x 4.27m)

ENSUITE SHOWER ROOM/WC:

Measuring approx. 7' 9" x 5' (2.36m x 1.52m)

LOWER HALL:

Measuring approx. 28' 6" x 10' 6" (8.69m x 3.2m)

NIGHT HALL:

BEDROOM THREE:

Measuring approx. 16' 4" x 13' 6" (4.98m x 4.11m)

EN-SUITE SHOWER ROOM/WC:

Measuring approx. 12' x 4' 6" (3.66m x 1.37m)

BEDROOM FOUR:

Measuring approx. 13' x 12' 9" (3.96m x 3.89m)

BEDROOM FIVE:

Measuring approx. 13' 7" x 12' 9" (4.14m x 3.89m)

SNUG:

Measuring approx. 13' x 9' 5" (3.96m x 2.87m)

BATHROOM/WC:

Measuring approx. 17' 8" x 8' 10" (5.38m x 2.69m) overall

GYM/SAUNA:

Measuring approx. 18' x 16' 2" (5.49m x 4.93m)

BILLIARD ROOM/BAR:

Measuring approx. 30' 6" x 17' 8" (9.3m x 5.38m)

ENSUITE WASH ROOM / WC:

Measuring approx. 9' 6" x 3' 6" (2.9m x 1.07m)

NOTES: We require one month's rent in advance, one month's rent as a damage deposit (unless determined otherwise) and an administration fee of 50% of one month's rent, plus VAT. The non refundable administration fee is paid to us in full, to secure the property in your favour, whilst we check references etc.

Tenant Obligations:

The tenant is responsible (unless otherwise informed) for the connection and payment of utilities including electric, gas, water, telephone and is responsible for council tax. The tenant must keep the property and its' gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the tenant to contact the relevant utility companies and set up the bills in their own name.

Disclaimer:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. OMBUDSMAN Dobsone Residential Sales and Lettings are members of OEA (Ombudsman Estate Agents) and subscribe to the OEA Code of Practice. The agent declares for the purposes of S21 (!) Estate Agents act 1979 that she has a personal interest in the sale of the

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