



Dunelm Road, Trimdon Village, TS29 6PX
2 Bed - House - Semi-Detached
£575 Per Month

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Dunelm Road Trimdon Village, TS29 6PX

Occupying an impressive plot, is this deceptively spacious semi detached house with two double bedrooms, situated pleasantly within the highly sought after, family orientated location of Dunelm Road, Trimdon Village. The property benefits from gas central heating via a 'Baxi' boiler & double glazing throughout. In brief, the property itself comprises: entrance hallway with stairs to the first floor, spacious lounge with window to rear elevation, an impressive 18ft (approximately) kitchen/dining area with a range of fitted wall & base units & further access through to a useful outhouse area. The first floor landing boasts two double bedrooms & a family bathroom with white three piece suite. Externally, the home enjoys a spectacular sized, enclosed South-West facing garden whilst to the front there is an additional lawned area accompanied alongside a driveway providing off road parking.

Tenants required earnings £17,400. Guarantors required earnings £20,880

Rent: £575 Bond: £575

EPC Rating: C

Council Tax Band: A











ENTRANCE HALLWAY

LOUNGE

12'0 x 12'0 (3.66m x 3.66m)

KITCHEN / DINING AREA

18'1 x 12'0 (5.51m x 3.66m)

OUTHOUSE AREA

FIRST FLOOR LANDING

MASTER BEDROOM

18'1 x 10'9 (5.51m x 3.28m)

BEDROOM TWO

11'7 x 10'1 (3.53m x 3.07m)

BATHROOM

7'5 x 6'1 (2.26m x 1.85m)

EXTERNALLY



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Approximate Gross Internal Area
886 sq ft - 82 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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 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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