



## Stone Houses

Stanhope DL13 2UW

£825 Per Calendar Month







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Stone Houses

## Stanhope DL13 2UW



- Two Bedroom Stone Terrace
- EPC GRADE D
- To Let Unfurnished

- Modern Interior
- Village Location
- Call To Book Your Viewing Today !!!

- Fitted Kitchen with Appliances
- First Floor Bathroom
- Lovely Views

A quaint but modern fully renovated two bedroom stone built home which is located within Stanhope just behind the high street. Offered to let unfurnished the property comprises of: Entrance Lobby, Lounge, modern fitted kitchen, two bedrooms to first floor and a lovely bathroom. The kitchen and bathroom fittings are to a very high standard. Externally to the rear is a outhouse housing the gas boiler, whilst to the front of the property across a small lane there is a garden with panoramic views.

### Ground Floor

#### Entrance Lobby

Via upvc double glazed entrance door.

#### Lounge

14'6" x 13'8" (4.442 x 4.183)

Having central heating radiator and uPVC double glazed window to front.

#### Kitchen/Dining Room

14'1" x 13'8" (4.295 x 4.183)

Fitted with a good range of wall and base units with laminate work surfaces over, integrated electric oven and hob having extractor chimney over, stainless-steel sink unit, plumbing for washing machine and dishwasher, tiled splash backs, spotlighting to ceiling and central heating radiator,

#### Inner Hallway

With stairs rising to first floor.

### First Floor

#### Landing

#### Bedroom One

14'6" x 13'8" (4.427 x 4.167)

With central heating radiator, storage cupboard and uPVC double glazed window.

#### Bedroom Two

Having television point, central heating radiator and uPVC double glazed window.

### Bathroom/wc

Recently refitted to a high standard with a white suite comprising of panelled bath hand shower and shower screen over, wc, wash hand basin, wash hand basin set to vanity unit, chrome heated towel rail.

### Externally

Externally to the rear is a outhouse housing the gas boiler. A small garden lies to the front with lovely views over Stanhope.

### Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2685-9030-2609-7785?print=true>

### Holding Deposit/Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK
3. You withdraw your application.
4. You drag your feet during the application process.

### Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

### Reposit/Rent Without Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5

weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

### General Information

Council Tax Amount - £1701 Maximum 2025

EPC Grade - D

Water and Drainage - Mains

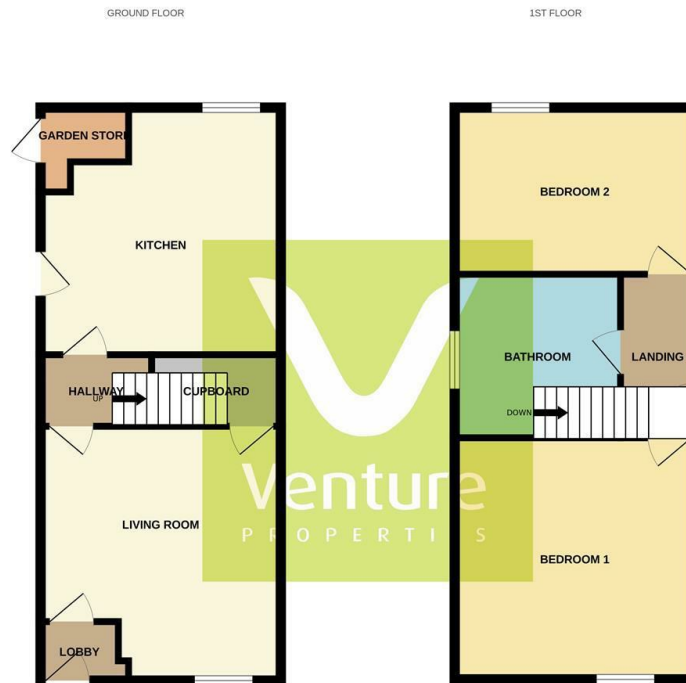
Gas and Electric - Mains

Broadband Available - Superfast broadband is available (Highest available download speed: 76 Mbps / Highest available upload speed 20 Mbps)

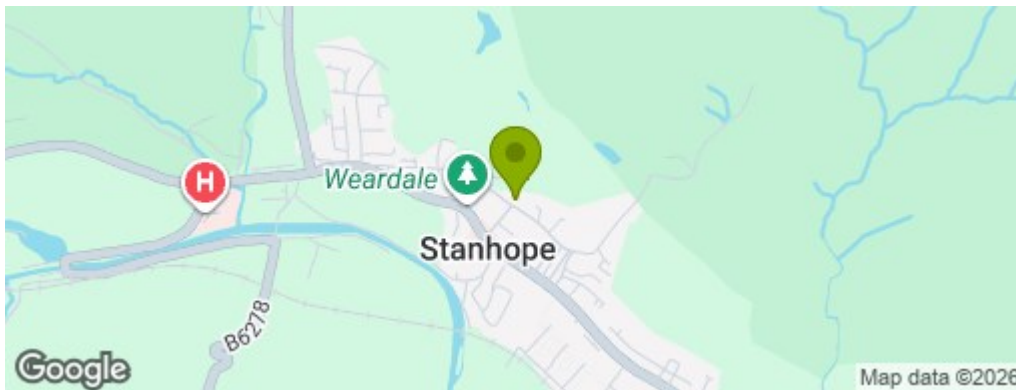
Mobile Signal Coverage Available - Good

### DISCLAIMER

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagen 03/25



## Property Information

Tenure - Freehold

Council Tax band A Durham County Council

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