



Roslyn Terrace
Hamsterley DL13 3QE
£1,400 Per 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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Roslyn Terrace

Hamsterley DL13 3QE



- Three Double Bedrooms
 - EPC Grade E
 - Electric Heating with Log/Multi-fuel Burners
- Three Reception Areas
 - Perfect Mix of Traditional and Modern Living, Sought After Village
 - Double Glazing
- Two Bathrooms
 - Large Rear Garden with Log Cabin
 - Integrated Kitchen with Island and High end Appliances

Nestled in the charming village of Hamsterley, Roslyn Terrace presents an exceptional opportunity to acquire a delightful terraced house that combines comfort with practicality. Spanning an impressive 1,421 square feet, this property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly its inviting living areas, which offer versatility to suit your lifestyle needs. Whether you envision a cosy family gathering or a sophisticated dinner party, these rooms are designed to accommodate. The property features three spacious bedrooms, ensuring that there is plenty of room for family or guests. Each bedroom is filled with natural light, creating a warm and welcoming atmosphere.

With two bathrooms, this home is particularly well-suited for families or those who enjoy having extra facilities. The layout is both practical and efficient, making daily routines a breeze.

Roslyn Terrace is not just a house; it is a place where memories can be made. The surrounding area of Hamsterley is known for its picturesque scenery and community spirit, making it an ideal location for those seeking a peaceful yet connected lifestyle.

This terraced house is a rare find, offering a perfect blend of space, comfort, and location. Do not miss the chance to make this lovely property your new home.

Entrance Hall
Wooden uPVC front door with double glazed panels either side, wood-effect tiled floor and radiator.

Hallway
Wood-effect tiled flooring with plenty of under-stairs storage space.

Snug Lounge
12'3" x 17'0" inc hallway (3.75 x 5.20 inc hallway)
To the front with double glazed window, radiator, wood effect tiled floor and impressive log burner with stone surround and hearth.

Kitchen/Diner
30'5" x 12'11" (9.29 x 3.96)
Contemporary kitchen with floor tiles and a range of white high gloss wall, floor and drawer units which include a range of high-end integrated appliances, including two single Bosch ovens and dishwasher. There is also a French-style larder fridge boasting the latest technology with 4 separate compartments. A contrasting high gloss, walnut island finishes the kitchen off perfectly with integrated wine cooler. Both have white quartz work surfaces. Finally, there is a cottage-style door providing access to the rear garden, as well as double glazed window and radiator.

Living Area
Nestled between the kitchen/diner area and conservatory is the living area with wood-effect tiled floor, multi-fuel burner and double glazed window.

Conservatory
14'1" x 10'7" (4.31 x 3.25)
Generous-sized conservatory to the rear of the property with wood flooring, radiator, double glazed windows and French doors providing access to the rear garden.

Utility Area
Off the kitchen/diner, a small utility area which houses a Miele washing machine.

Shower Room/WC
Modern downstairs shower room with tiled floors and part-tiled walls, double shower cubicle with double shower, hand basin and WC. There is also a double glazed window and radiator.

First Floor
Landing with two radiators.

Bedroom One
13'11" x 12'3" (4.26 x 3.75)
Double bedroom to the front of the property with storage cupboard, cupboard housing boiler, double glazed window and radiator.

Bedroom Two
15'4" x 9'9" (4.69 x 2.99)
Another double bedroom, situated to the rear, with double glazed window and radiator.

Bedroom Three
9'11" x 10'4" (3.04 x 3.17)
A third double bedroom, situated to the rear, with double glazed window and radiator.

Bathroom/WC
With tiled flooring, free-standing bath with shower head attached, hand basin and WC. There is also a radiator and double glazed skylight.

Externally
The property boasts an impressive rear garden, measuring approximately 130 feet and including various plants/shrubs, a pond, log store, log cabin (measuring 5m x 3m and built on its own foundations), 1 shed. The log cabin includes power and can be used for a variety of reasons.

The front of the property has a small walled garden which is currently gravelled for low maintenance.

Energy Performance Certificate
To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2430-9490-2324-8465>

EPC Grade E

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.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

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

Reposit - Rent Without a 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.

Other charges include:

Annual fee of £30, split between all tenants. This is only charged if your tenancy lasts for longer than 12 months.

Dispute fee of £60, split between all tenants. Only chargeable if you wish to dispute end of tenancy charges and is fully refunded if your dispute is successful.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not intended and no guarantee as to their operability or efficiency can be given.

Property Information



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