



## Leeholme Road

Leeholme, Bishop Auckland, DL14 8HL

£565 Per Month



Three bedroomed mid terrace property offered to the market to let. Situated on Leeholme Road, the property is only approx. 3 miles from Bishop Auckland's town centre, which provides access to a vast array of amenities such as supermarkets, restaurants, popular high street stores and also both primary and secondary schools. For commuters the A689 is nearby which leads to the A1 (M) both North and South. There is also an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen and utility room to the ground floor. The first floor consists of the three spacious bedrooms and family bathroom. Externally, there is a walled forecourt along with on street parking available to the front, while to the rear there is a low maintenance enclosed yard.



### Living Room

Spacious living room located to the front of the property offering ample room for furniture and benefiting from feature fire surround, neutral decor and large bay window providing ample natural light.

### Dining Room

A second large reception room with lots of room for a dining table and chairs with neutral decor and window to the rear.

### Kitchen

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces and sink/drain, along with integrated oven, hob and overhead extractor hood. Space is available for further free standing appliances

### Utility Room

Utility room located to the rear of the property providing additional storage space.

### Master Bedroom

Generously sized master bedroom with space for a king-sized bed and further furniture, with neutral decor and fitted wardrobes.

### Bedroom Two

Second large double bedroom with fitted wardrobes and neutral decor.

### Bedroom Three

Single bedroom with neutral decor and window to the front.

### Bathroom

Family bathroom fitted with a panelled bath with overhead shower, WC and wash hand basin.

### External

Externally, there is a walled forecourt along with on street parking available to the front, while to the rear there is a low maintenance enclosed yard.

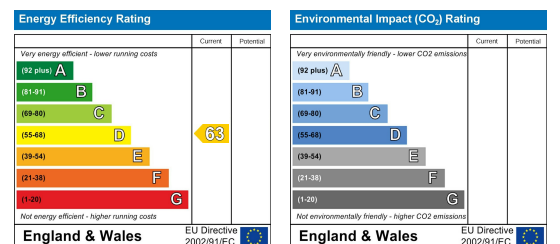
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.