



Braeside

Burnhope DH7 0AZ

£650 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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Braeside

Burnhope DH7 0AZ



- Available immediately
- EPC RATING - C
- Stylish bathroom

- Three good sized bedrooms
- Modern neutral throughout
- Front and rear gardens

- Spacious throughout
- Contemporary kitchen
- Combi gas central heating and UPVC double glazing

Available immediately on an unfurnished basis, early viewing of this spacious mid link house with three good sized bedrooms, is highly recommended. With modern neutral decor, a contemporary kitchen and stylish bathroom, the property is sure to impress.

Having a floor plan comprising to the ground floor of an entrance hallway, generous living room with dining/study area, contemporary kitchen and rear lobby/utility room. To the first floor are two double bedrooms, a well proportioned single bedroom and stylish bathroom. Externally there are lawned gardens to the front and rear. The property comes with combi gas central heating and UPVC double glazing.

Situated in a rarely available location within the village of Burnhope, which has a selection of local amenities and good road links for commuting.

GROUND FLOOR

Entrance Hall

Welcoming hallway entered via UPVC double glazed door. Having a side window, stairs leading to the first floor, laminate flooring and radiator.

Living Room

17'2" x 11'9" (5.25 x 3.60)

Spacious reception room with a UPVC double glazed window to the front, feature fireplace, laminate flooring and radiator.

Dining Area

7'10" x 6'3" (2.40 x 1.93)

Open plan to the living area and useable to suit the needs of any tenant.

Kitchen

11'8" x 8'6" (3.57 x 2.60)

Fitted with a modern range of floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in stainless steel oven and hob with stainless steel extractor over and fridge/freezer space. Further features include a UPVC double glazed window to the rear, recessed spotlighting, laminate flooring, radiator and cupboard housing the combi gas central heating boiler.

Rear Lobby/Utility

6'3" x 5'4" (1.93 x 1.65)

With a UPVC double glazed window and door to the rear, plumbing for a washing machine, laminate flooring and radiator.

FIRST FLOOR

Landing

Having a double storage cupboard and access to the loft.

Bedroom One

13'2" x 10'4" (4.03 x 3.17)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

12'6" x 11'1" (3.83 x 3.39)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

10'2" x 7'11" (3.11 x 2.42)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

7'0" x 5'6" (2.15 x 1.69)

Stylish family bathroom comprising of a panelled bath with mains fed shower over, further hand held mixer shower, pedestal wash basin, WC, stainless steel heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

There are lawned gardens to the front and rear of the property.

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.

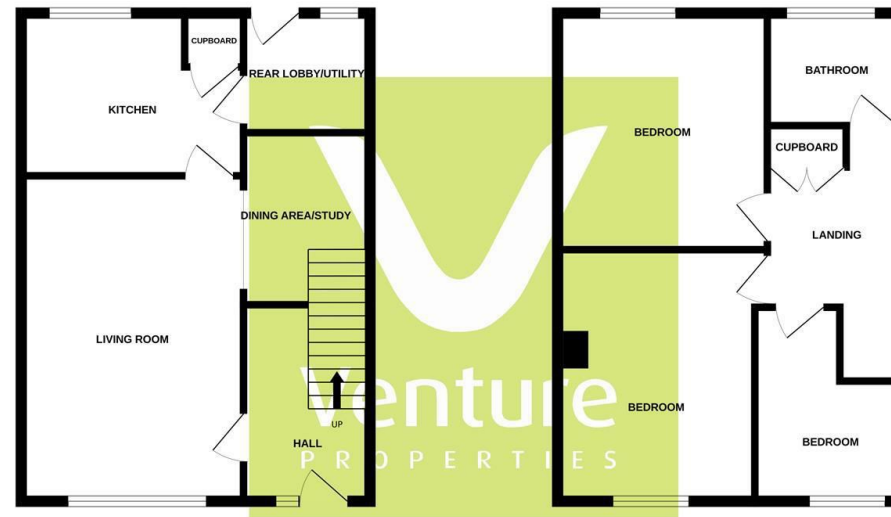
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

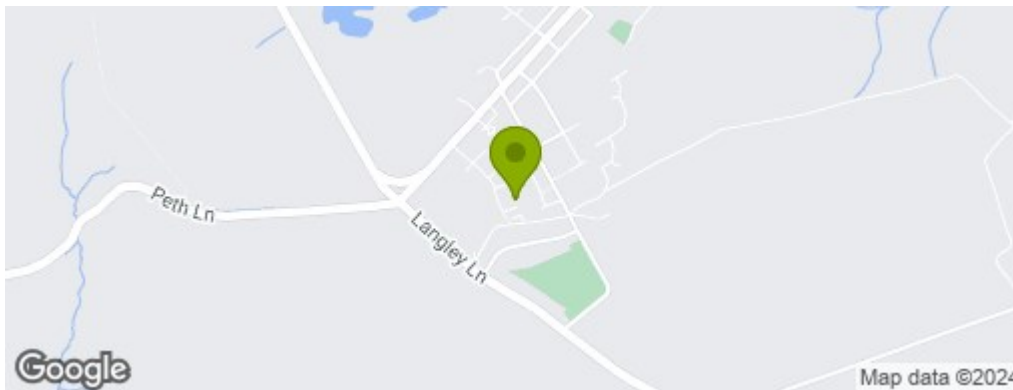
GROUND FLOOR

FIRST FLOOR



21 BRAESIDE

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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

EPC RATING - C : COUNCIL TAX BAND - A : UNFURNISHED

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