



Golf Course Road

Shiney Row DH4 4PL

£450 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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Golf Course Road

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- One bedroomed first floor flat
- Gas central heating
- Unfurnished

- Popular residential development
- Kitchen with White goods
- Available Immediately

- UPVC double glazing
- Allocated parking

One bedroomed first floor flat located on a popular residential development.

UPVC double glazing throughout and gas central heating via a combi boiler.

The accommodation comprises of entrance hall, lounge, kitchen, bedroom, bathroom wc. Externally there are communal gardens and an allocated parking space.

Available January 2026, decoration may of changed due to current tenancy

Council Tax A
EPC rating C

Rent £450 PCM
Holding fee £103.84
Deposit £519.23

ENTRANCE HALL

Entered via UPVC double glazed door, laminate floor, door to lounge.

LOUNGE

With laminate floor, shelving, UPVC double glazed picture window overlooking grassland.

KITCHEN

With maple effect units, worktops, sink unit and drainer, tiled splashbacks, UPVC double glazed window.

BEDROOM

With UPVC double glazed window.

BATHROOM/WC

With panelled bath, pedestal wash hand basin, low level wc, tiled splashbacks, UPVC double glazed window.

HOLDING DEPOSIT AND DEPOSIT

Holding Deposit And Deposit - 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

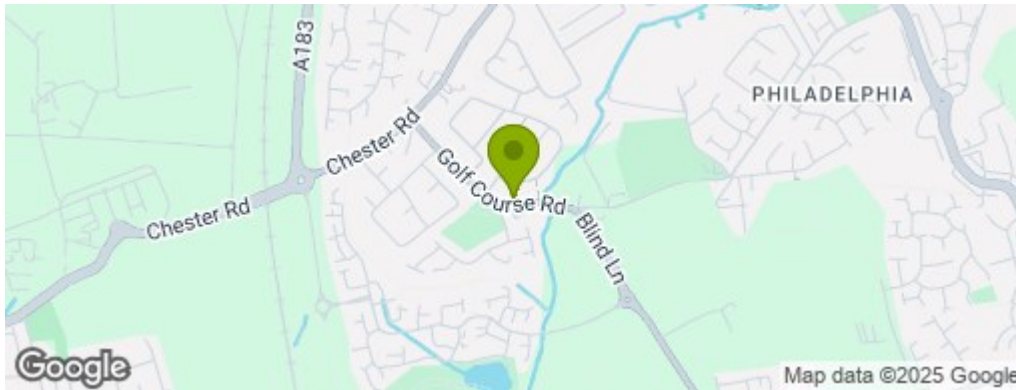
example, incorrect salary/income details or you fail to tell us about a CCJ.

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 deposit, payable on the day you move in, equivalent to 5 weeks' rent.



Property Information

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