

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Mill Farm, Mitford NE61 3PL

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£1,850 Per Calendar Month

Welcome to Signature rental market. Upon entering, you are greeted by a central hallway that leads into the living room, complete with two large arched windows that flood the space with natural light. A second generous living area, the sitting room, offers equal space and character, with additional arched windows and elegant French doors opening out to the garden. The kitchen boasts ample storage with wall and base units. Upstairs, you will find four bedrooms, all capable of accommodating double beds and furnishings. The primary bedroom benefits from the added luxury of an en-suite, while a large family bathroom completes the layout, offering a bathtub, separate shower, hand basin, and W.C.

Located just a short walk from Mitford's village centre, this delightful property combines generous internal space with the tranquillity of countryside living. Residents can enjoy the convenience of local pubs, eateries, and shops all a short distance, making this the ideal home for those seeking both comfort and community in a picturesque village setting.

Available immediately on an assured rolling periodic tenancy agreement
Council Tax Band: E

TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

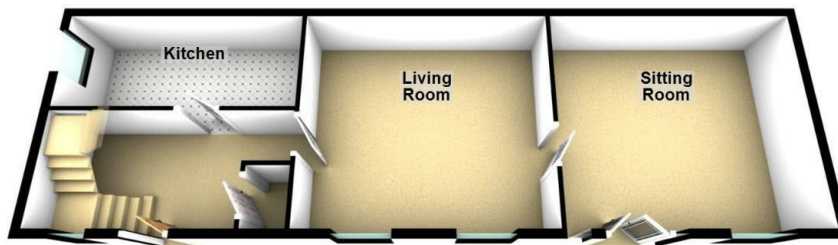
Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

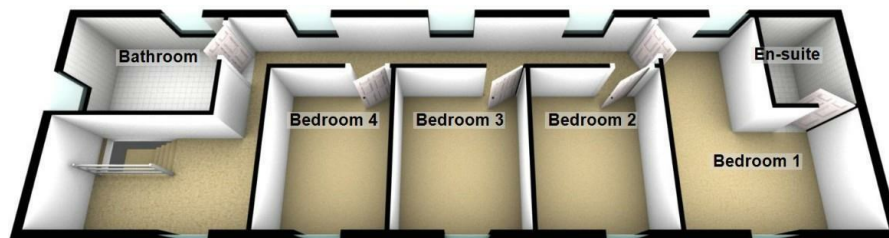


PROPERTY FLOORPLAN

Ground Floor



First Floor



Measurements:

Living Room
17'6" x 15'5"

Sitting Room
17'5" x 15'5"

Kitchen
16'11" x 7'0"

Bedroom One
15'5" x 13'0"

Bedroom Two
11'5" x 9'2"

Bedroom Three
11'5" x 9'2"

Bedroom Four
11'5" x 8'6"

Bathroom
10'9" x 7'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

71

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England & Wales

EU Directive
2002/91/EC







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