**Valley View Farm, Ushaw Moor, DH7 7PW**
**2 Bed - House - End Terrace**
**£850 Per Calendar Month**

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* AVAILABLE FROM THE START OF JANUARY * FURNISHED OR UNFURNISHED * ABSOLUTELY STUNNING PRESENTATION * FABULOUS RENOVATION * PRIVATE COURTYARD COTTAGE * PARKING SPACE * COUNTRYSIDE SETTING *

Available immediately, either furnished or unfurnished, this absolutely stunning cottage-style property has undergone a fabulous renovation and is presented to an exceptional standard throughout. Offering a private courtyard setting with parking and some outdoor space, the property combines character with high-quality modern finishes and is ideal for a variety of potential tenants. Early viewing is essential.

The floorplan comprises a large open-plan living space, a tremendous fitted kitchen, a bathroom and a double bedroom. To the first floor there is a further large bedroom, providing flexible and spacious accommodation.

Valley View Farm is situated in Ushaw Moor, enjoying a semi-rural setting close to open countryside while remaining extremely convenient for Durham City. The area offers excellent motoring links via the A690 and A167, making commuting to Durham, Chester le Street, Newcastle and the surrounding areas straightforward. Ushaw Moor also benefits from local shops, amenities and bus routes, while nearby countryside walks add to the appeal.

This is a rare opportunity to rent a beautifully finished home in a peaceful yet well-connected location.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £850 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additionally £25pcm for Pet Rent)

Required Earnings: Tenant Income - £30,900 Guarantor Income (If Required) - £32,900

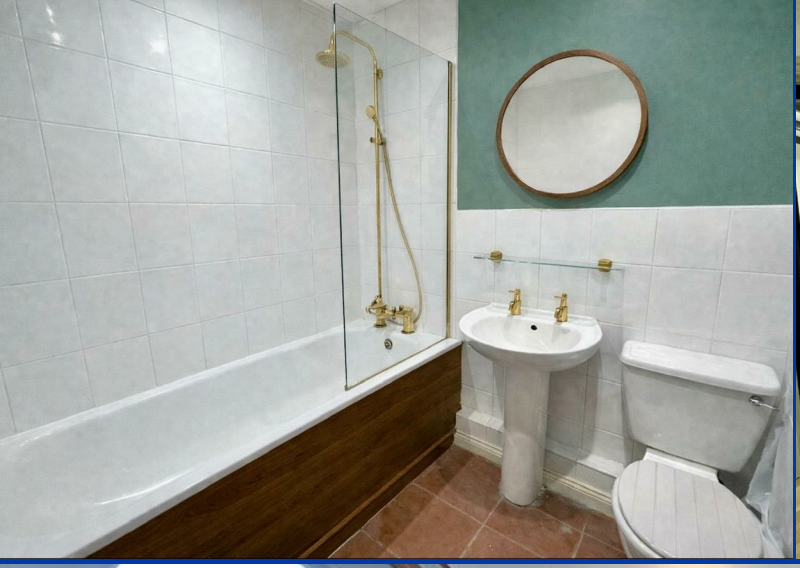
## AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1,621
Energy Rating: C
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Tenant specification: Pets considered. No smokers.
Nb. Photographs provided by the landlord and include AI-generated furniture for illustrative purposes only. The landlord will provide some furniture as part of the letting if required.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

## REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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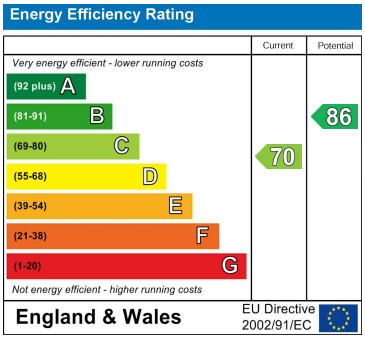



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.


RICS

ARLA Association of Residential Letting Agents

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