Arthur Street, Ushaw Moor, DH7 7PF

2 Bed - House - Terraced

£650 PCM

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**Unfurnished ** Well Presented Throughout ** Popular Village Location ** Spacious Floor Plan ** Excellent Local Amenities & Road Links ** Double Glazing & Gas Central Heating Via Combi Boiler ** Two Double Bedrooms **

Well presented throughout, this spacious two-bedroom property is pleasantly situated within a popular village location, offering convenient access to a range of local amenities and excellent road links.

The accommodation briefly comprises an entrance hallway leading into a comfortable lounge, which flows through to the dining room, creating a versatile open-plan living and entertaining space.

The modern fitted kitchen features a range of units together with built-in cooking facilities, fridge and freezer. A rear lobby provides access to the enclosed rear yard and leads to the ground-floor bathroom, fitted with a white suite and separate shower cubicle.

To the first floor are two generously proportioned double bedrooms.

Externally, the property benefits from an enclosed yard to the rear.

Further benefits include double glazing and gas central heating via a combination boiler.

Early viewing is recommended to fully appreciate the size, presentation and convenient location of this attractive home.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - C

BOND £695

Required Earnings: Tenant Income - £25,020.00 - Guarantor Income (If Required) - £25,020.00

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

Agent Notes
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains - metered
Sewerage – Mains
Heating – Gas
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
Selective licencing area – No

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

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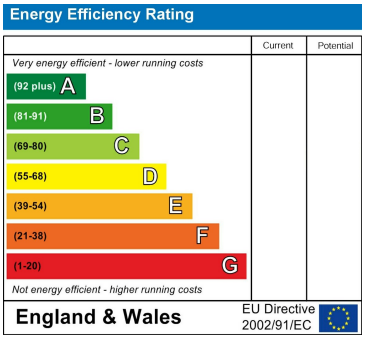

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DURHAM REGIONAL HEAD OFFICE
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E: info@robinsonssedgefield.co.uk

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T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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RICS

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