

Hitchcock Gardens, Wynyard, TS225JU
4 Bed - House - Detached
£1,600 Per Calendar Month

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Hitchcock Gardens
Wynyard, TS225JU

Located in the desirable Hitchcock Gardens of Wynyard, Billingham, this newly built four-bedroom detached family home is now available for rental. Immaculately presented, this property is designed for modern family living and offers a perfect blend of comfort and style.

Upon entering, you are greeted by a spacious and well-proportioned lounge, providing an inviting space for relaxation and family gatherings. At the rear of the home, you will find a stylish open-plan dining kitchen, which is fitted with a sleek range of contemporary units and contrasting work surfaces. The kitchen comes complete with a full suite of integrated appliances, making it a joy for any home cook. French doors lead out to the rear garden, creating a seamless indoor-outdoor flow that is ideal for entertaining guests or enjoying family meals al fresco.

The practicality of this home is further enhanced by a separate utility room, providing additional storage and laundry space and a ground floor WC. Moving upstairs, the master bedroom features a private en-suite shower room, offering a personal retreat. Three further well-sized bedrooms are served by a modern family bathroom, ensuring ample space for family and guests. Each of the first three bedrooms is equipped with fitted wardrobes, providing convenient storage solutions.

Externally, the property boasts a triple-length driveway that leads to a detached single garage, offering plenty of parking space. The rear garden is mainly laid to lawn, providing a safe and enjoyable area for children to play or for relaxing during the warmer months.

This exceptional family home in Wynyard is not to be missed, offering a perfect setting for contemporary living in a sought-after location.

Bond £1500 | Energy Efficiency Rating B | Council Tax band E

Specifications: no smokers.

Required Earnings: Tenant Income £54000- Guarantor Income £54000(if required)























LOCATION

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

VIEWINGS

Via Robinsons Wynyard.
Tel: 01740-645-444
Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Hartlepool Borough Council, Band E
Tenure: Freehold
Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Probate – being applied for - NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – N/a
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor 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.

The property is subject to an annual community charge of approx £325.00 including VAT to cover security services and the maintenance of public open spaces.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

REDRESS

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



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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