





Cross Hill Stanhope, DL13 2NG
2 Bed - House - Detached
£775 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the rental market this beautifully presented two-bedroom detached house, featuring an enclosed garden and off-road parking.

Situated in the popular Weardale town of Stanhope, the property enjoys a convenient location close to the high street, local amenities, and bus links.

The home benefits from gas central heating via a combination boiler, UPVC double glazing, a modern kitchen and bathroom, and has been recently decorated with new carpets throughout - making it an ideal move-in-ready property.

Internal accommodation comprises an entrance hallway leading to a spacious lounge/dining room with ample space for both living and dining furniture. The modern kitchen offers a range of wall, base, and drawer units, integrated hob and oven, fridge/freezer, and space for a washing machine. A rear hallway provides access to the outside and includes an understairs storage cupboard.

To the first floor, there are two well-proportioned double bedrooms, with the main bedroom featuring a built-in storage cupboard. The family bathroom includes a three-piece suite with a shower over the bath and glass screen, wash hand basin, and WC.

Externally, the property boasts an enclosed garden, mainly laid to lawn and bordered by mature hedging, along with a yard area featuring a storage shed and an additional yard to the opposite side of the house. Off-road parking is available to the side.

Stanhope offers a range of amenities, surrounded by stunning countryside views and scenic walking routes.

An internal viewing is highly recommended to fully appreciate this lovely home.
SPECIFICATIONS : MINIMUM 12 MONTHS RENTAL | Bond £865 | PETS CONSIDERED SUBJECT TO A PET RENT OF £25pcm

AGENTS NOTES

Property Construction – TBC
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
Selective licencing area – NO
Council Tax: Durham County Council, Band B - Approx. £1984 p.a

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











OUR SERVICES

Mortgage Advice

Conveyancing

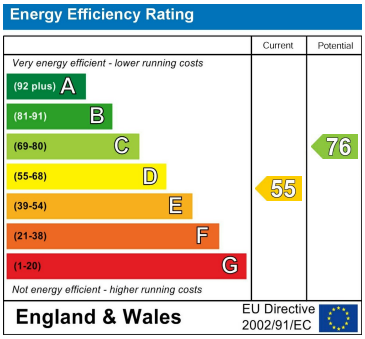
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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

ROBINSONS

SALES • LETTINGS • AUCTIONS