

# HUNTERS<sup>®</sup>

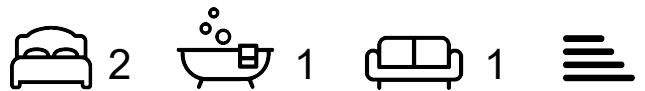
HERE TO GET *you* THERE



## Yew Tree Avenue

Shildon, DL4 2BH

£525 Per Month



Two bedroomed property located on Yew Tree Avenue in Shildon, it is just under 3 miles away from Bishop Auckland (approx.) which provides access to a large range of facilities, including supermarkets, popular high street retail stores, healthcare services and both primary and secondary schools. There is also an extensive public transport system which allows for access to the neighbouring towns and villages but also to further afield places such as Darlington, Durham, Newcastle and York. For commuters, the A688 and the A689 are nearby, they lead to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room/dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom, bathroom and stairs leading to the attic room providing additional storage. Externally there is a driveway to the front providing off street parking, whilst to the rear there is an enclosed garden.



### Living Room/Dining Room

Spacious open plan room providing space for living room furniture as well as a dining table and chairs, benefiting from an electric fire with feature surround, laminate flooring and neutral decor. Window to the front elevation and door to the rear leading into the garden.

### Kitchen

The kitchen contains a range of modern wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated electric oven, hob and overhead extractor as well as space for further free standing appliances.

### Master Bedroom

The master bedroom is a great size providing room for a king sized bed, further furniture and two windows to the front elevation.

### Bedroom Two

The second bedroom is another double bedroom with window to the rear elevation.

### Bathroom

The bathroom contains a panelled bath with overhead shower, WC, wash hand basin and WC. Opaque window to the rear.

### Attic Room

The attic room provides additional storage space.

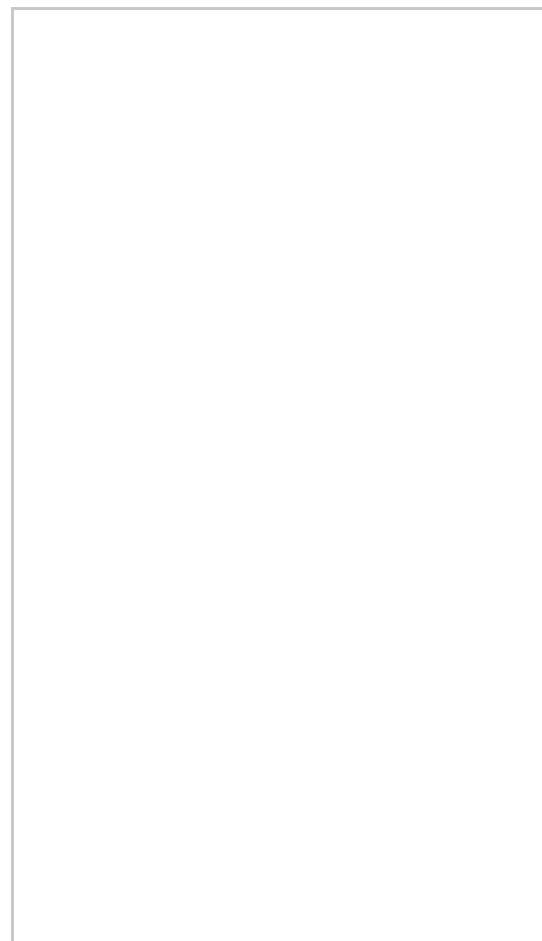
### External

To the front of the property there is a drive providing off street parking, whilst to the rear there is an enclosed garden.

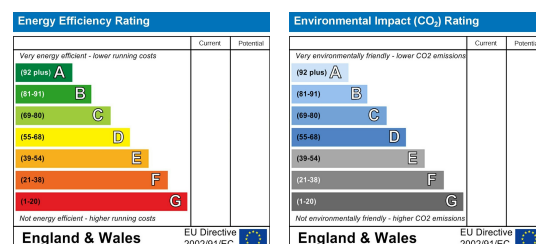
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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