



A conveniently located THREE BEDROOM end terraced property offered to the market for rent on an unfurnished basis and available immediately. The home offers neutral, recently redecorated accommodation with new flooring through out, gas central heating and uPVC double glazing. The internal layout comprises; entrance vestibule through to a good size lounge and into the full width kitchen/diner with space for free standing appliances. To the first floor are three bedrooms and the bathroom which incorporates a three piece suite and chrome fittings. Externally is a shared courtyard to the rear. Wensleydale Street is located off Sydenham Road, close to both schools and amenities.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: TENANTS: £15,750pa; GUARANTORS, if required: £18,900pa

BOND: £605pcm

(Application is subject to a Holding Fee - please refer to our website for further details)

**Wensleydale Street, Hartlepool, TS25 1RA**

**3 Bedroom - House**

**£525**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**





# Wensleydale Street, Hartlepool, TS25 1RA



## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, new carpet, double radiator.

### FRONT LOUNGE

16'2 x 11'7 (4.93m x 3.53m)

A spacious lounge with uPVC double glazed window to the front aspect, new carpet, double radiator.

### KITCHEN/DINER

15'1 x 8'10 (4.60m x 2.69m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink unit with mixer tap, space for free standing appliances including recess for gas cooker, tiled splashback, recess for washing machine, space for fridge/freezer, under stairs storage cupboard, uPVC double glazed window to the side, gas central heating boiler, new vinyl flooring, double radiator.

## FIRST FLOOR

### LANDING

New carpet, access to bedrooms and bathroom, hatch to loft space.

## BEDROOM ONE

15'1 x 9'0 (4.60m x 2.74m)

A good size master bedroom with uPVC double glazed window to the side aspect, new carpet, single radiator.

## BEDROOM TWO

9'1 x 8'3 (2.77m x 2.51m)

uPVC double glazed window to the front aspect, new carpet, single radiator.

## BEDROOM THREE

8'4 x 6'7 (2.54m x 2.01m)

uPVC double glazed window to the side aspect, new carpet, single radiator.

## BATHROOM

6'6 x 5'8 (1.98m x 1.73m)

Fitted with a three piece suite and chrome fittings comprising; panelled bath with chrome dual taps, pedestal wash hand basin with dual taps, low level WC, panelling to walls and ceiling, new vinyl flooring, uPVC double glazed window to the front aspect, extractor fan, convector radiator.

## EXTERNALLY

The property has access to shared courtyard at the rear.

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

