

# GILMORE ESTATES

Property Sales & Lettings



£775 Per Month

, Whernside Walk, , Ryton, , NE40 3JY

# 11 Whernside Walk, Ryton, NE40 3JY

A well proportioned three bedroom end of terraced house in Ryton.

A fantastic family home comprising of Entrance hallway, cloaks WC, spacious lounge and kitchen to the first floor there are three bedrooms and family bathroom.

There is great storage at this property both inside and out.

A South facing garden with paved patio and lawn.

## Entrance Hallway

6'9" x 13'0" (2.06 x 3.97)

Upvc entrance door to hallway stairs to first floor, central heating radiator, cloaks cupboard, unset spotlights.

## Cloaks WC

4'5" x 6'1" (1.36 x 1.87)

WC, wash hand basin and Upvc window to front aspect.

## Lounge

16'2" x 15'3" (4.94 x 4.67)

Upvc windows to front and rear aspects and two central heating radiators.

## Kitchen

13'0" x 8'9" (3.98 x 2.67)

Wall and base units with laminate work surfaces, integral oven with gas hob and extractor hood, stainless steel mixer tap, plumbed for washing machine, tiled splashbacks, laminate flooring, Upvc window and door to rear garden.

## First Floor Landing

14'5" x 5'10" (4.41 x 1.78)

Upvc window to front aspect, loft access, large walk in storage cupboard and cupboard housing combi boiler.

## Bedroom One

15'11" x 13'2" (4.86 x 4.03)

Upvc window to rear aspect and central heating radiator.

## Bedroom Two

8'10" x 13'2" (2.70 x 4.03)

Upvc window to rear aspect and central heating radiator.

## Bedroom Three

6'5" x 9'5" (1.98 x 2.88)

Upvc window to front aspect and central heating radiator.

## Bathroom

5'8" x 6'3" (1.73 x 1.93)

Upvc window to front aspect, bath with combi fed shower and glazed screen, WC, pedestal wash hand basin, tiled splashbacks, tiled floor, extractor fan and central heating radiator.

## Garden

Spacious South facing rear garden with paved patio and lawn, sheds.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	A		
192-234	B		
155-191	C		
120-154	D		
92-119	E		
62-88	F		
21-59	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-131	B		
69-101	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	