



Duke Street, TS26 8QF
2 Bed - House - End Terrace
£625 Per Calendar Month

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Duke Street, TS26 8QF

**** AVAILABLE IMMEDIATELY **** A modern two bedroom end terraced property with off street parking at the rear. The home is offered to the market on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to a useful ground floor WC, the rear lounge incorporates French doors to the rear garden, whilst the kitchen is fitted with units to base and wall level with built-in oven and hob. To the first floor are two bedrooms, the master bedroom with built-in wardrobes, they are served by a central bathroom which features a three piece white suite. Externally are low maintenance gardens to the front and rear with parking for two cars behind.

UNFURNISHED NO SMOKERS NO PETS

REQUIRED EARNINGS: Tenants £18,750pa; Guarantor, if required £22,500pa

BOND £721

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

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet and useful storage cupboard, single radiator.

GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: wash hand basin with chrome mixer tap and attractive tiled splashback, low level WC, laminate flooring, extractor fan, convector radiator.

REAR LOUNGE

13'00 x 9'05 (3.96m x 2.87m)

A pleasant lounge with uPVC double glazed French doors to the rear garden, two uPVC double glazed windows to the rear aspect, modern laminate flooring, television point, convector radiator.

KITCHEN

10'00 x 5'11 (3.05m x 1.80m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob, both finished in brushed stainless steel with matching splashback, recess for washing machine, recess for free standing fridge/freezer, uPVC double glazed window to the front aspect.

FIRST FLOOR: LANDING

Fitted carpet, hatch to loft space, access to:

BEDROOM ONE

10'07 x 9'07 (3.23m x 2.92m)

Twin built-in double wardrobes, three uPVC double glazed windows to the rear aspect, fitted carpet, convector radiator.

BEDROOM TWO

13'00 x 6'11 (3.96m x 2.11m)

Built-in wardrobe/storage cupboard, two uPVC double glazed windows to the front aspect, fitted carpet, convector radiator.

BATHROOM/WC

6'04 x 6'03 (1.93m x 1.91m)

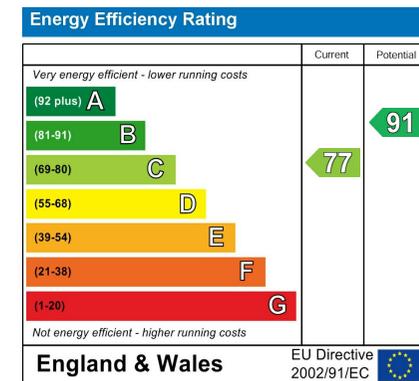
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, tiled splashback, extractor fan, uPVC double glazed window to the side aspect, convector radiator.

OUTSIDE

The property features a lawned front garden with gated access to the side. The enclosed rear garden is lawned with a paved walkway, fenced boundaries and gated access, whilst there is parking for two cars behind.

COUNCIL TAX BAND: A





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.

106 York Road, Hartlepool, TS26 9DE
 Tel: 01429 891100
 hartlepool@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

