



6B, HIGH STREET, STANLEY  
DURHAM, DH9 0DQ

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Stanley, Durham, DH9 0DQ

This four-bedroom flat ideally located close to a range of local amenities, offering versatile accommodation across two floors.

- First floor flat
- Four bedrooms
- Close to amenities
- Gas central heating
- Available immediately
- Rear yard
- EPC rating E
- Council tax rating A

**£525 PER MONTH**





## DESCRIPTION

This four-bedroom flat is ideally located close to a range of local amenities, offering versatile accommodation across two floors.

Accessed via stairs, the property opens to a first-floor lobby leading into a central hallway. From here, you will find a kitchen diner fitted with a range of wall and base units, along with space for a cooker and fridge freezer and plumbing for a washing machine. The first floor also comprises two bedrooms.

A further staircase leads to the second floor, where there are two additional bedrooms and a bathroom. The bathroom is fitted with a bath with overhead shower, wash hand basin, and WC.

Externally, the property benefits from a yard, providing useful outdoor space.

## SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

## CHARGES

The tenant will be required to meet all outgoings including council tax. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

## DEPOSIT

£600 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting youngsRPS, Hexham on 01434 608980.



[www.youngsrps.com](http://www.youngsrps.com)  
Hexham 01434 608980



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