

## TO LET UNFURNISHED

### MAIDENHALL FARM BARN, MAIDENLAW, LANCHESTER, CO DURHAM, DH7 0QX



A recently refurbished 2 bedroom semi-detached barn conversion with views of the open countryside. Benefiting from full oil central heating, new carpets and private off street parking. Further land and stables available by negotiation.

**Property Reference:** GRE/08/06  
**Particulars Prepared:** 06/12/11

#### **Rental**

Offers of rental are invited in the region of £450.00 per calendar month payable monthly in advance. The tenant will be responsible for all other outgoings on the property including Council Tax.

#### **Deposit**

A deposit of £450.00 will be lodged with the Agents prior to the commencement of the tenancy and registered with The Dispute Service Tenancy Deposit Scheme. This sum will be returned on termination, subject to all commitments having been met.

#### **Term**

The property will be available on an Assured Shorthold Tenancy for a term of between 1 and 2 years.

#### **Location**

Travelling from Lanchester take Howden Bank (A6076) north for 1 mile until you reach Maidenlaw, turn left at the Three Horseshoes Public House onto Tower Road. Travel for 200m and turn left onto a private track.

#### **Services**

Mains water supply, mains electricity and septic tank drainage.

#### **Central Heating**

Oil fired boiler to radiators

#### **Council Tax Banding**

The property is in Band C

#### **THE ACCOMMODATION COMPRISES:-**

##### **On the Ground Floor:-**

Bedroom 1  
Bedroom 2  
Bathroom / WC

##### **On the First Floor:-**

Open plan kitchen / living room

##### **Outside:-**

Off-street parking and further land, stables and domestic outbuilding available by separate negotiation.

### Viewing

Strictly by appointment with the Agents -

**Land Factor**  
**Bywell Estate Office**  
**Stocksfield**  
**NE43 7AQ**

**Telephone: 01661 843168**  
**Fax: 01661 842838**

**enquiries@landfactor.co.uk**  
**www.landfactor.co.uk**

### PROPERTY MISDESCRIPTIONS ACT

We endeavour to make our particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective tenants and their advisors should satisfy themselves to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fitting and equipment have not been tested.

### Energy Performance Certificate

