



## 40 Malton Green, Low Fell, NE9 7EF

£675 Per Calendar Month

An immaculately presented terraced house situated within this popular area of Harlow Green which is available on an unfurnished basis from the 24th September. The property is warmed via gas central heating and has the benefit of Upvc double glazing. The accommodation comprises: entrance porch, lounge with living flame effect fire, breakfasting kitchen with integrated oven, downstairs w.c. The first floor landing provides access to the master bedroom, two further bedrooms and bathroom. Externally there is an open garden to the front with a lovely view and a fabulous patio garden to the rear. Viewing is essential to fully appreciate this exceptional home.

### **Entrance porch**

Laminate flooring and access to the lounge.

### **Lounge**

15'0" x 9'10" (4.58 x 2.99)

Living flame effect fire with feature surround, marble insert and hearth, under stair storage cupboard, convector radiator, window to the rear.

### **Breakfasting kitchen**

17'8" x 11'9" (5.39 x 3.57)

Base and eye level units with contrasting work surfaces, integrated stainless steel oven, gas hob and chimney style hood, stainless steel sink, plumbed for washing machine, partial tiling to walls, fitted breakfast bench, tiled floor, convector radiator, window to the rear.

### **Rear hallway**

Convector radiator, laminate flooring, Upvc exit to the rear and stairs leading to the first floor.

### **Downstairs w.c.**

Low level w.c., hand wash basin, window to the rear.

### **Landing**

Loft access, built in cupboard.

### **Master bedroom**

13'9" x 9'0" (4.18 x 2.74)

Convector radiator, window to the rear.

### **Bedroom two**

12'0" x 8'10" (3.65 x 2.69)

Built in wardrobes to one wall, laminate flooring, convector radiator, window to the front offering great countryside views.

### **Bedroom three**

7'10" x 6'11" (2.40 x 2.10)

Laminate flooring, convector radiator, window to the front offering lovely views.

### **Bathroom**

Tiled panelled bath with electric shower over, hand wash basin, low level w.c., built in vanity cupboard, partial tiling to the walls, convector radiator, window to the rear.

### **External**

There is an open lawned garden to the front which offers fantastic views and a beautiful garden to the rear with an astro turf lawn, gravelled borders and an enclosed patio area ideal for entertaining.

### **Agent Note**

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to

complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

Upfront Costs:

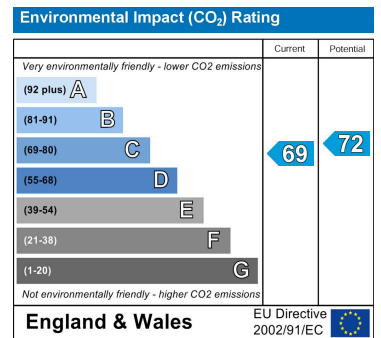
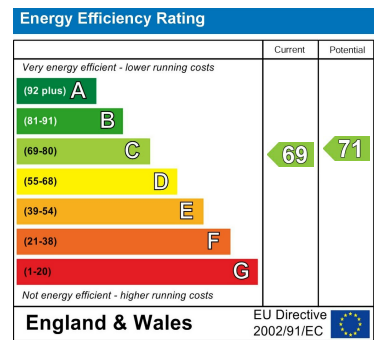
1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# Floor Plan

## Area Map

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.