



Luke Avenue

Cassop DH6 4RD

£650 Per Calendar Month



**Venture
PROPERTIES**



This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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. Intending purchasers 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Luke Avenue

Cassop DH6 4RD

- Available immediately
- EPC RATING - D
- Views to the front

Available immediately on an unfurnished basis, this semi detached house with two bedrooms in the village of Cassop has been fully refurbished to include a recently fitted kitchen and bathroom. It enjoys a lovely outlook to the front and good road links for access to Durham, the A19 and Peterlee via the A181.

The floor plan comprises of an entrance porch, living room, recently fitted kitchen and rear lobby with store room. To the first floor is a generous double bedroom with cupboard housing the combi gas central heating boiler, further well proportioned bedroom and recently fitted bathroom. Externally there are low maintenance gardens to the front and rear.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch

Entered via UPVC door. Having a UPVC double glazed window to the side and radiator.

Hall

With stairs leading to the first floor and UPVC double glazed window to the front.

Living Room

13'10" x 11'10" (4.24 x 3.63)

Having a UPVC double glazed window to the front, coving, laminate flooring and radiator.

Kitchen

15'3" x 6'9" (4.67 x 2.06)

Newly fitted with a range units having contrasting worktops

- Recently refurbished
- Recently fitted bathroom
- Two bedrooms

incorporating a stainless steel sink and drainer unit, a newly fitted oven and hob with extractor over, as well as plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the rear, coving and radiator.

Rear Lobby

With an external door to the side and store room with UPVC double glazed window to the rear.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft.

Bedroom One

11'8" x 10'11" (3.56 x 3.33)

Generous double bedroom with a UPVC double glazed window to the front with open views, a radiator and cupboard housing the combi gas central heating boiler.

Bedroom Two

10'0" x 8'2" (3.05 x 2.49)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

6'7" x 4'5" (2.03 x 1.35)

Newly fitted with a panelled bath having mains fed shower over and hand held shower, pedestal wash basin and WC. Having a heated towel rail, recessed spot lighting and UPVC double glazed opaque window to the side.



- Recently fitted kitchen
- Modern neutral decor
- Front and rear gardens

EXTERNAL

There are low maintenance gardens to the front and rear of the property

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

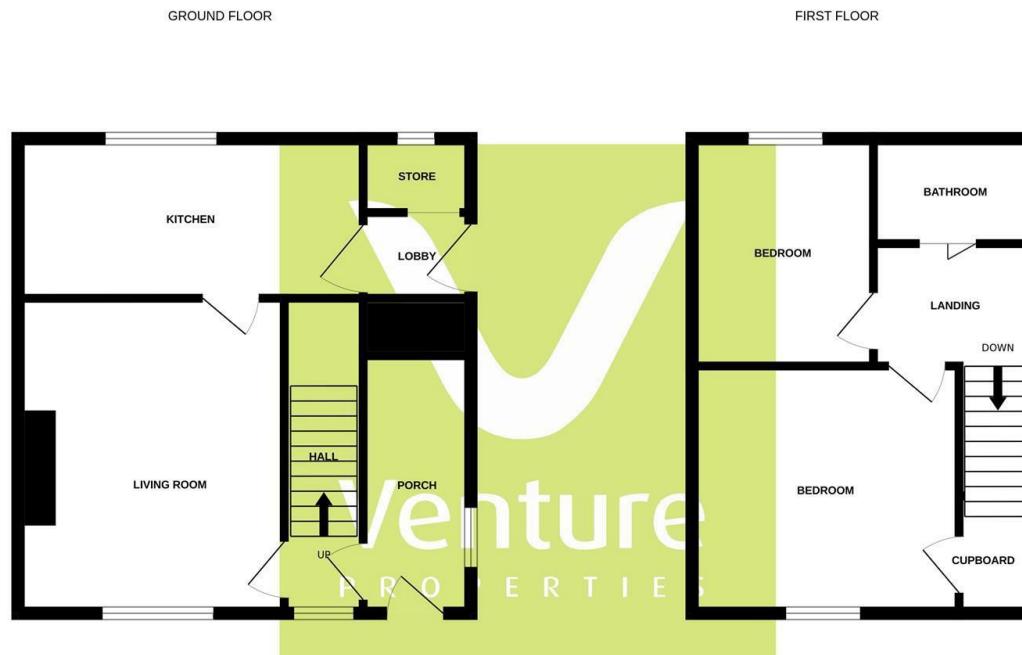
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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