



**Broomside Lane**

Belmont DH1 2QT

**£650 Per Calendar Month**







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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# Broomside Lane

Belmont DH1 2QT



- Available immediately
- EPC RATING D
- Spacious living room

- Sought after location
- Modern accommodation
- Gas central heating & UPVC double glazing

- Two bedrooms
- Open plan kitchen and dining room
- Popular location

\*\*\*\*\* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY \*\*\*\*\*

Available immediately, early viewing of this two bedroom mid terraced house in the sought after location of Belmont, is highly recommended.

Having a floor plan comprising of an entrance vestibule, living room and open plan kitchen/dining room to the ground floor. To the first floor are two bedrooms and bathroom/WC. Externally there is a rear yard which can be used for off street parking. The property does come with gas central heating and UPVC double glazing.

Broomside Lane is within walking distance to a wide range of local amenities including primary and secondary schools, as well a selection of shops. There are good road and public transport links to Durham City.

## GROUND FLOOR

### Entrance Vestibule

Entered via UPVC double glazed door. With an internal door to the living room.

### Living Room

15'3" x 14'0" (4.65 x 4.27)

Spacious reception room with a UPVC double glazed window to the front, feature fireplace housing a gas fire, coving and radiator.

### Open Plan Kitchen and Dining Room

15'3" x 12'9" (4.65 x 3.91)

Large open plan kitchen and dining room, fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with stainless steel extractor over and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, radiator, wall mounted gas central heating boiler and a UPVC double glazed door to the rear yard.

## FIRST FLOOR

### Landing

With access to each of the rooms.

### Bedroom One

14'6" x 9'8" (4.42 x 2.95)

Generous double bedroom with a UPVC double glazed window to the front, coving and radiator.

### Bedroom Two

14'0" x 4'11" (4.27 x 1.52)

Large single bedroom with a UPVC double glazed window to the front, coving and radiator.

### Bathroom/WC

10'11" x 4'11" (3.35 x 1.52)

Comprising of a panelled bath with mixer shower, pedestal wash basin and WC. Having tiled splashbacks, airing cupboard, radiator and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the rear of the property is a yard which could be used for off street parking.

## 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 month's rent.

## Bond / Deposit

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

## Reposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

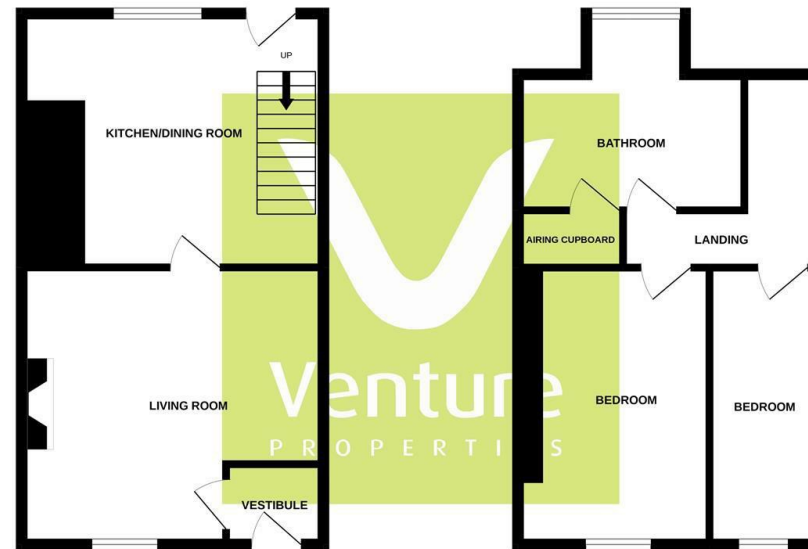
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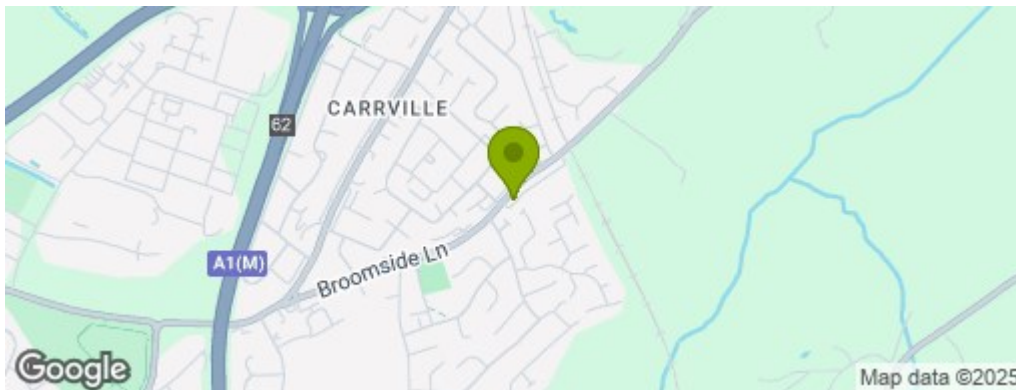


GROUND FLOOR

FIRST FLOOR



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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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