



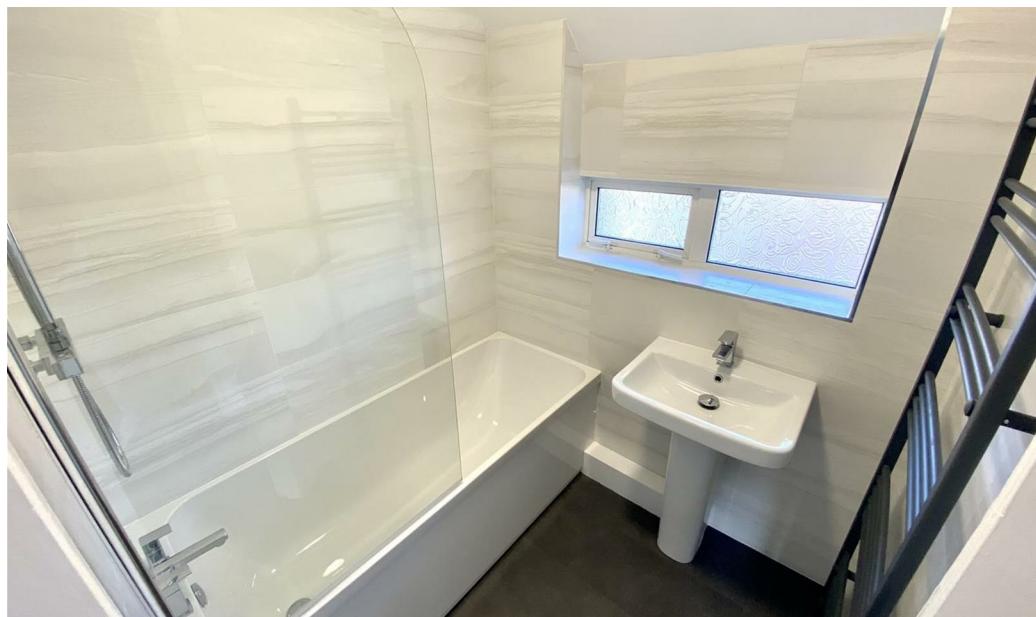
Lyndhurst Drive

Durham DH1 4AE

£1,250 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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Lyndhurst Drive

Durham DH1 4AE



x 3



x 1



x 2

- Sought after and rarely available location
- EPC RATING - C
- Newly fitted kitchen

- Durham Johnston catchment area
- Three double bedrooms
- Newly fitted bathroom

- Newly refurbished
- Two reception rooms
- New floorings and Neutral decor

Available immediately on an unfurnished basis, Venture Properties are delighted to provide a rarely available opportunity to rent this newly refurbished, semi detached home with three double bedrooms, in a highly sought after location close to Durham Johnston Secondary School and with easy access to the city.

The spacious floor plan which benefits from full redecoration and new floorings, comprises of an entrance hall with WC, living room with bay window and feature fireplace, dining room with feature fireplace and a newly fitted kitchen. To the first floor are three well proportioned double bedrooms, a newly fitted bathroom and separate WC. Externally there is ample off street parking and a lawned garden to the rear.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Entered via composite door. With stairs leading to the first floor, a UPVC double glazed opaque window to the front, radiator and storage cupboard.

WC

With WC, hand wash basin, tiled flooring and UPVC double glazed opaque window to the front.

Living Room

13'9" x 11'1" (4.20 x 3.38)

Well proportioned reception room with a UPVC double glazed bay window to the front, feature fireplace housing an electric fire, alcove shelving and radiator.

Dining Room

14'11" x 11'1" (4.56 x 3.38)

Further spacious reception room with a UPVC double glazed window to the rear, feature fireplace housing an electric fire and radiator.

Kitchen

10'11" x 7'8" (3.33 x 2.35)

Newly fitted with a comprehensive range of white gloss units having contrasting

FIRST FLOOR

Landing

With access to each room.

Bedroom One

11'6" x 11'0" (3.53 x 3.36)

Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

14'4" x 7'11" (4.38 x 2.42)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

11'7" x 11'2" (3.55 x 3.42)

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

Bathroom

5'10" x 5'6" (1.79 x 1.68)

Newly fitted with a bath having mains fed shower over, pedestal wash basin, tiled splashbacks, heated towel rail, extractor fan and UPVC double glazed opaque window to the front.

WC

Comprising of a WC, hand wash basin and UPVC double glazed opaque window to the front.

EXTERNAL

Externally there is off street parking for several vehicles and a lawned garden to the rear with patio area.

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.

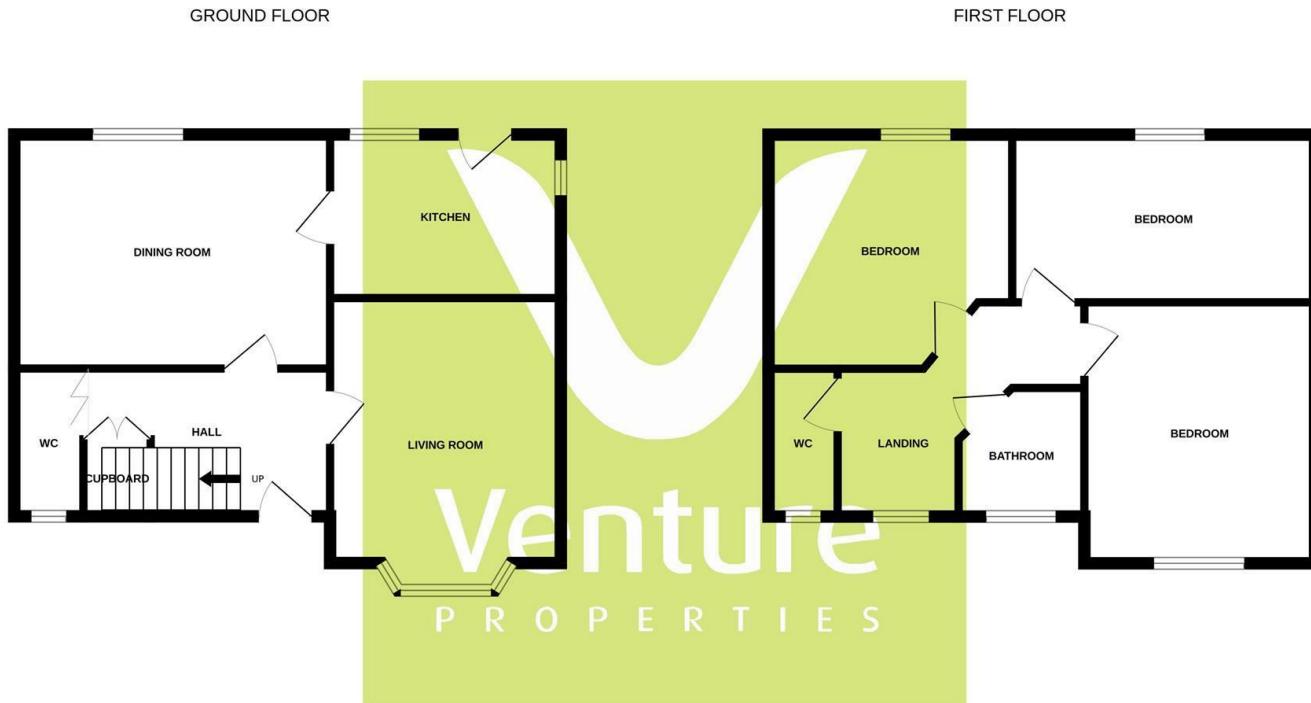
You will lose your Holding Deposit if any of the following occurs:

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.

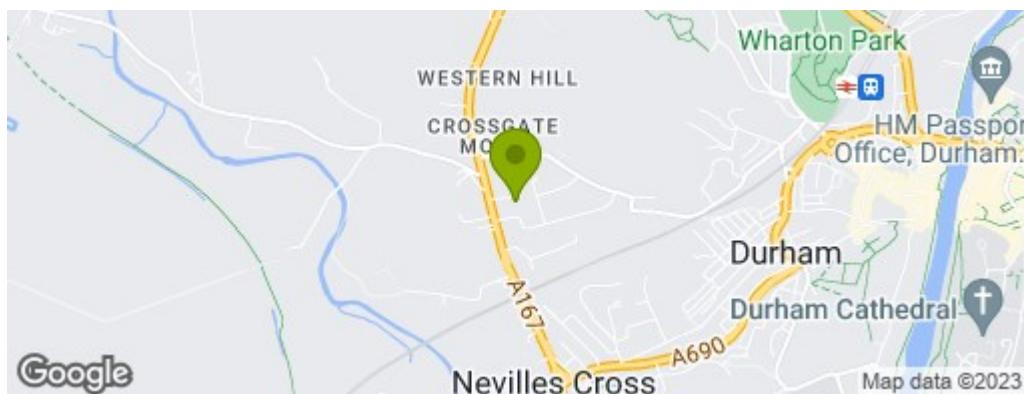
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

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

EPC RATING - C : COUNCIL TAX BAND - C : UNFURNISHED

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