



4 Lanethorpe Road, Darlington, DL1 4SF
£595 Per Calendar Month

Venture
PROPERTIES

A rare opportunity to rent this three bedroom mid-terrace property in the popular Eastbourne area of Darlington, close to amenities, major employers and within walking distance of Darlington Railway Station.

In brief the property comprises : lounge, kitchen diner, 3 bedrooms and family bathroom, gardens to the front and the rear.

Hallway

With laminate flooring

Lounge

18'0 x 12'3



With large double glazed bay window to the front, gas central heating radiator, laminate flooring and door into the kitchen diner

Kitchen diner

7'8 x 15'6



The kitchen area is fitted with a range of matching floor units and drawers, stainless steel sink and drainer, integrated stainless steel oven with gas hob, part tiled walls, vinyl flooring, double glazed window to the rear overlooking the garden, double glazed half glass back door, gas central heating radiator, walk in storage cupboard and space for table and chairs.

Landing

With handy storage cupboard

Bedroom 1

12'10 x 9'9



A double room situated to the front with double glazed bay window, gas central heating radiator

Bedroom 2

8'9 x 10'7



Another double bedroom situated to the rear with gas central heating radiator and double glazed window to the rear.

Bedroom 3

7'10 x 7'2

A good sized single room to the front with handy storage cupboards, double glazed window to the front and gas central heating radiator.

Bathroom



A white suite comprising bath with overhead shower and wall mounted glass shower screen, WC and wash handbasin, vinyl flooring part tiled walls, double glazed obscured window to the rear and gas central heating radiator.

Outside front

Fenced garden to the front with path and access to the rear.

Outside rear

A good sized low maintenance gravelled garden with patio area.

Council Tax

Band A

Holding Deposit

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

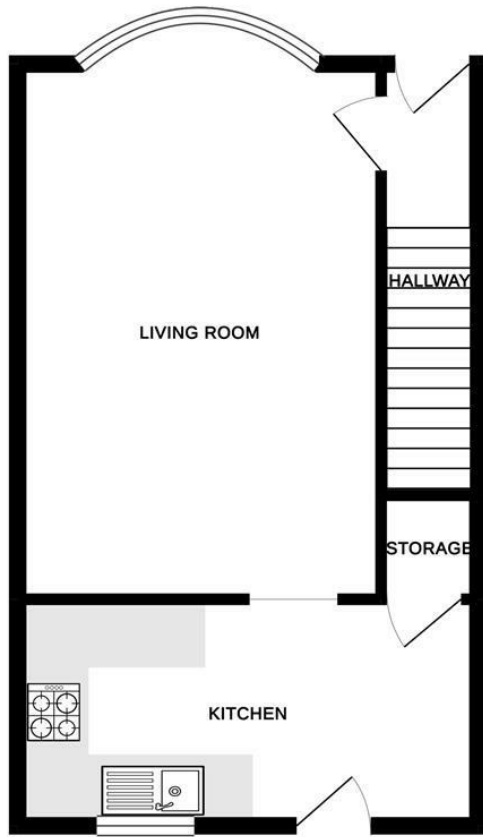
Deposit (Bond)

The deposit (bond) amount is equivalent to 5 weeks' rent.

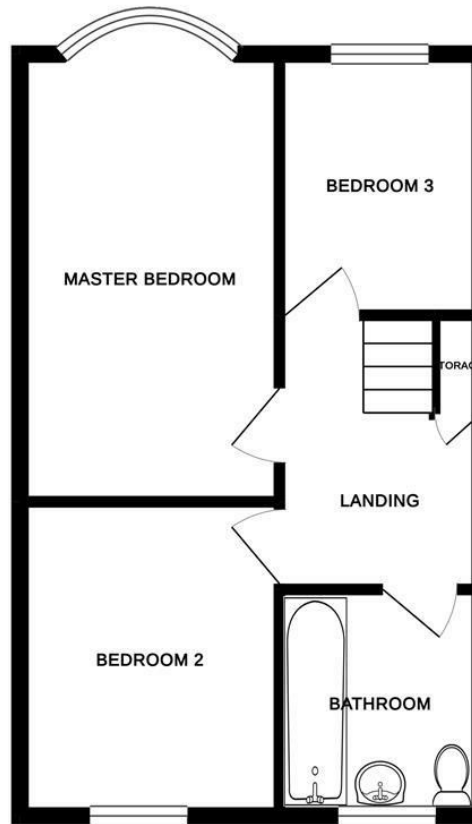
Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR



1ST 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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Venture
PROPERTIES

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(20-34) E		
(11-19) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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