



72 Bensham Road, Darlington, DL1 3DG
£165,000

Venture
PROPERTIES

An immaculately presented three bedroom semi-detached house in the Harrowgate Hill area of Darlington, with easy access to both the A66 and the A1(M). The property also lies close to shops, local schools and provides perfect family accommodation.

Entrance Hallway

Part glazed composite front door, double radiator and stairs leading to first floor.

Living Room

14'2" x 12'10"



Open plan living room with double glazed bay window, double radiator and wall-mounted radiator.

Kitchen/Diner

17'8" x 9'6"



Open plan with laminate flooring, a range of modern wall, floor and drawer units, contrasting work surfaces, stainless steel sink and drainer, electric oven and gas hob with extractor fan, double radiator, under-stairs storage and double glazed UPVC patio doors leading to rear garden.

Landing

With double glazed window, double radiator and access to loft. Leading to.

Master Bedroom

11'7" x 8'9"



Double bedroom situated to the rear of the property with double glazed window and double radiator.

Bedroom 2

11'0" x 9'0"



Double bedroom situated to the front of the property with double glazed window and double radiator.

Bedroom 3

8'6" x 8'4"



Single bedroom situated to the rear of the property with double glazed window and a double radiator.

Bathroom



Vinyl flooring, modern bathroom suite comprising low level w/c, hand basin, panelled bath with overhead shower and screen, part-cladded walls, double glazed window, heated towel rail and storage cupboard.

Externally



To the front there is a driveway providing off-street parking. To the rear is an enclosed garden with gated access, astro turf and a decked area.

Council Tax

Band B

Holding Deposits and Deposits

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 deposit, payable on the day you move in, 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.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(82 plus) A		
(61-91) B		
(49-80) C		
(35-68) D		
(20-54) E		
(11-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC 

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