



Orchard Road

Darlington DL3 6HR

£725 Per Calendar Month





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Orchard Road

Darlington DL3 6HR



- Three Bedrooms
- Close To Town Centre
- Enclosed Yard To Rear

- Terraced
- Close To Schools
- Forecourt To Front

- Denes
- Close To Memorial Hospital
- Council Tax Band B

NO DEPOSIT OPTION AVAILABLE

A three bedroom, terraced property, situated in the Denes area of Darlington. The property has good sized living accommodation, forecourt to the front and rear yard. The property has a modern fitted kitchen and bathroom, and is a short walk to Cockerton Village and the Town Centre. The property is also close to local amenities and schools, as well as the Darlington Memorial Hospital. Early viewing is highly recommended.

Council Tax Band B.

Entrance Vestibule

Front door and tiled flooring, leading to.

Hallway

Tiled flooring, double radiator and stairs leading to the first floor.

Living Room

15'6" x 11'3" (4.726 x 3.449)

Laminate flooring, double glazed bay window, double radiator and fire (decorative use only) with mantelpiece.

Dining Room

12'11" x 11'10" (3.941 x 3.627)

Laminate flooring, double radiator and UPVC double glazed door leading to rear yard.

Kitchen

15'7" x 9'1" (4.759 x 2.776)

Laminate flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink with mixer tap, electric oven and gas hob, integrated dishwasher, part tiled walls, double glazed windows, double radiator, under stairs storage cupboard and door leading to rear yard.

First Floor

Landing with airing cupboard and access to loft.

Bedroom One

15'4" x 12'11" (4.687 x 3.942)

Double bedroom situated to the front of the property with laminate flooring, double glazed bay window, single double glazed window and double radiator.

Bedroom One

Additional photo.

Bedroom Two

12'1" x 9'6" (3.695 x 2.913)

Double bedroom situated to the rear of the property with laminate flooring, double glazed window, double radiator and storage cupboard.

Bedroom Three

9'1" x 8'8" (2.777 x 2.651)

Situated to the rear of the property with double glazed window, double radiator and storage cupboard.

Bathroom

Vinyl flooring, bathroom suite comprising low level w/c and wash hand basin vanity unit, panelled bath with overhead electric shower, part tiled walls, double glazed window and double radiator.

Externally

Enclosed forecourt to the front of the property and enclosed yard to the rear with gated access to rear alleyway.

Council Tax

Band B.

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.

Reposit - Rent Without Deposit

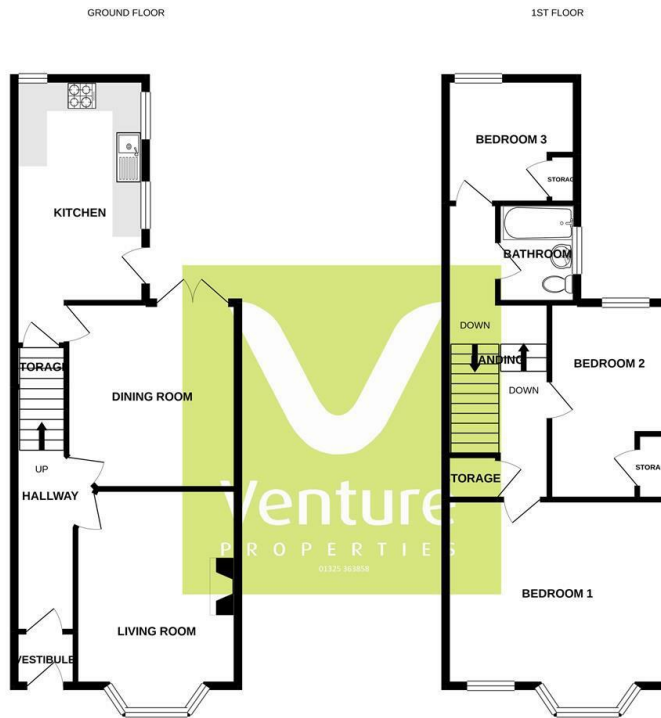
This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 5 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

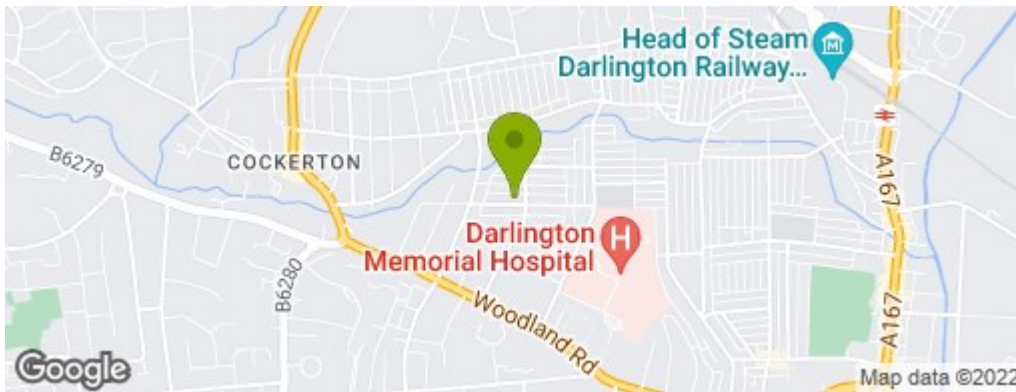
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, corners and other points 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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreage (2022)



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