



Abbotsfield Way

Darlington DL3 0GB

£650 Per Calendar Month





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Abbotsfield Way

Darlington DL3 0GB



- High Grange
- Semi Detached
- Gardens Front and Rear

- Faverdale
- Driveway
- Close To Local Amenities

- Two Bedrooms
- Newly Fitted Kitchen
- Council Tax Band B

SOUGHT AFTER HIGH GRANGE ESTATE. RARELY AVAILABLE. NO DEPOSIT OPTION AVAILABLE.

A rare opportunity to rent a two bedroom, semi detached property, situated on High Grange in the Faverdale area of Darlington. The property has two double bedrooms, newly fitted modern kitchen and good size living space. The property also has garden front and rear and a driveway allowing off street parking. The property is close to local amenities and schools, as well as being close to the A1 motorway. Early viewing is highly recommended.

The property can also be offered part furnished or unfurnished.

Council Tax Band B.

Entrance Vestibule

Front door, laminate flooring, double glazed window and single radiator.

Living Room

15'3" x 13'0" (4.65 x 3.97)

Living area with double glazed window, double radiator and stairs leading to the first floor.

Living Room

Additional photo.

Kitchen/Diner

13'0" x 8'11" (3.97 x 2.74)

Vinyl flooring, modern kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink and mixer tap, electric oven and gas hob, fridge/freezer, washing machine, double glazed window, double radiator and UPVC part glazed door leading to rear garden.

Kitchen/Diner

Additional photo.

First Floor

Landing with airing cupboard.

Bedroom One

13'0" x 8'11" (3.97 x 2.74)

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

Bedroom Two

13'0" x 7'6" (3.97 x 2.31)

Double bedroom situated to the front of the property with double glazed window, single radiator and built in storage.

Bathroom

Tiled flooring, bathroom suite comprising low level w/c, wash hand basin, panelled bath with overhead shower and screen, part tiled walls, double glazed window and heated towel rail.

Externally

Garden to the front of the property with driveway allowing off street parking and gated access to enclosed garden to the rear.

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 drag your feet during the application process.

Reposit - Rent Without a 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.

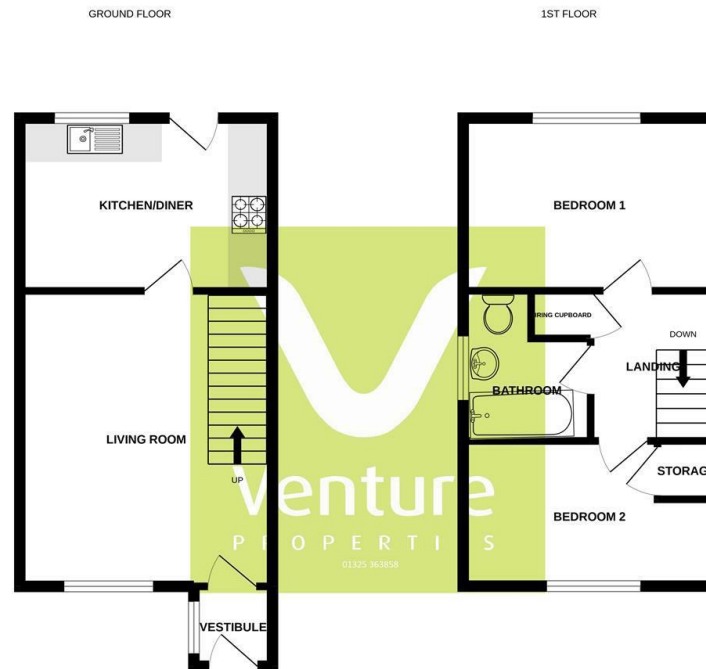
Deposit (Bond)

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

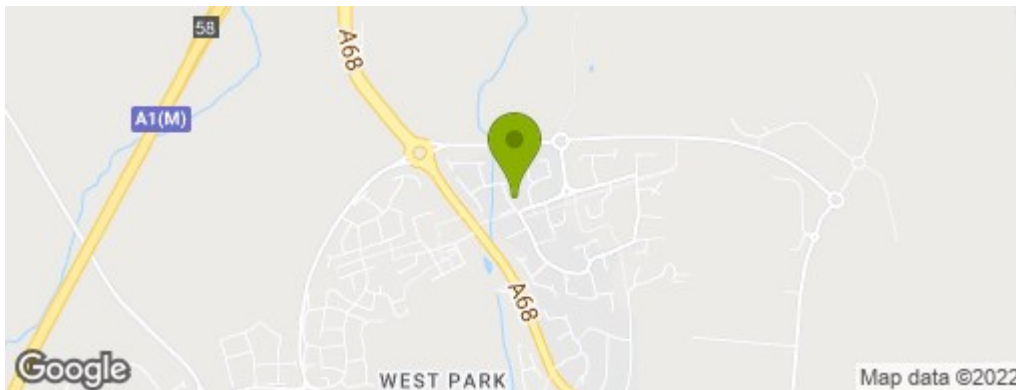
Venture Properties

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.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, 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.
Made with floorplan 6.002



Property Information

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