



**Oakwood Drive**

Darlington DL1 3TB

**£1,295 Per Calendar Month**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Oakwood Drive

Darlington DL1 3TB



- 4 Bedrooms
- Close to Amenities
- Viewing Recommended

- Detached
- Master With En-Suite
- Harrowgate Hill Area

- Gardens
- Garage
- Off-Street Parking

A four bedroom, executive detached property located on the perimeter of the Ashbrook Development in the popular Harrowgate Hill area of Darlington close to schools, supermarkets, doctors' surgeries and ideally situated for access onto major road links in and out of town.

The property has a spacious lounge/diner, kitchen/breakfast, utility room, family room/study, ground floor cloakroom, four bedrooms to the first floor all with fitted wardrobes, the master having both en-suite bathroom and dressing room and a family bathroom. Externally there are gardens to the front side and rear with a single garage and private off street parking for two vehicles.

## Entrance Hallway

### Lounge/Diner

11'9" x 24'6" (3.58 x 7.47)

### Kitchen/Breakfast Room

15'6" x 12'9" (4.72 x 3.89)

### Utility Room

9'7" x 9'2" (2.92 x 2.79)

## Downstairs w/c

### Family Room/Study

17'3" x 8'7" (5.26 x 2.62)

## First Floor

### Bedroom One

15'0" x 11'0" (4.57 x 3.35)

### Dressing Room

### En-Suite

4'8" x 6'7" (1.42 x 2.01)

### Bedroom Two

10'8" x 11'4" (3.25 x 3.45)

### Bedroom Three

9'8" x 7'2" (2.95 x 2.18)

### Bedroom Four

7'2" x 6'5" (2.18 x 1.96)

### Bathroom

8'4" x 9'1" (2.54 x 2.77)

## Externally

### Garage

### Council Tax

Band E.

### Deposit (bond)

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

### 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.

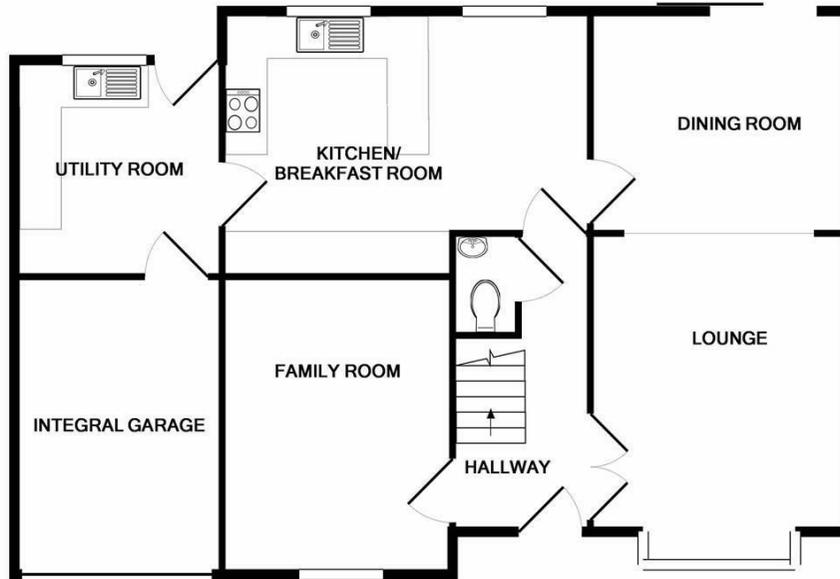
You will lose your Holding Deposit if any of the following occurs:

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.\*

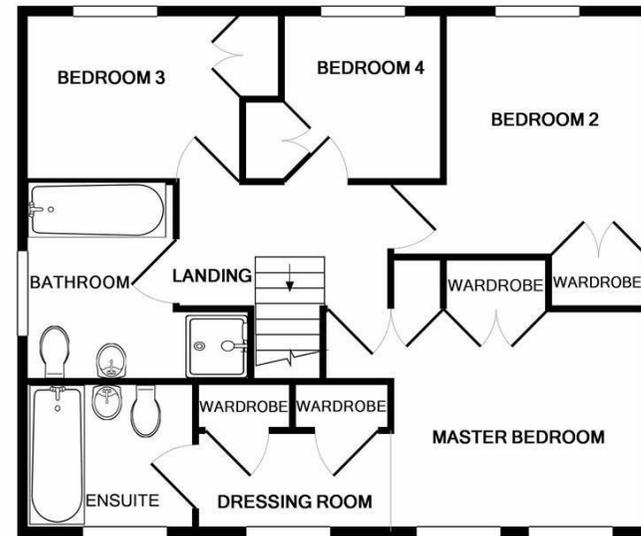
\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

### 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.

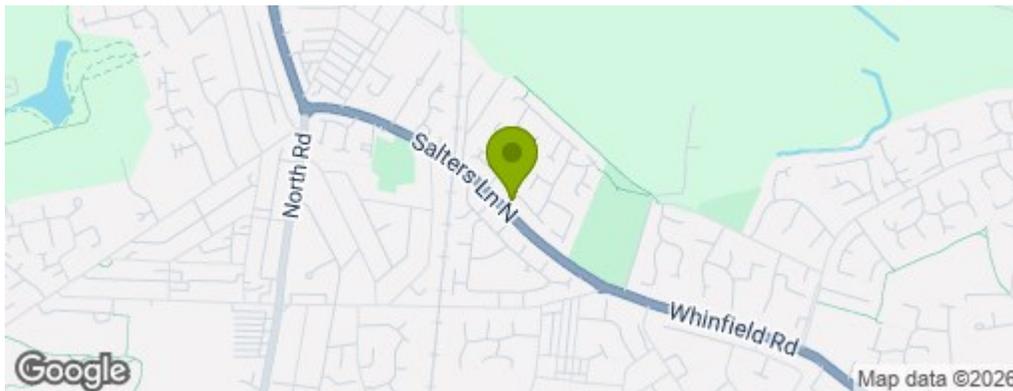


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[enquiries@venturepropertiesuk.com](mailto:enquiries@venturepropertiesuk.com)