



Surtees Street

Darlington DL3 6PP

£475 Per Calendar Month





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Surtees Street

Darlington DL3 6PP



- Two Bedrooms
- Denes Area
- Garden To Rear

- Mid Terrace
- Council Tax Band A
- EPC Rating D

- Walking Distance To Town Centre
- Close To Local Amenities

NO DEPOSIT OPTION AVAILABLE

A two bedroom terrace located in the Denes area of Darlington within a short walking distance of the memorial hospital, schools, shops and amenities. The property offers well proportioned accommodation. To the first floor there are 2 bedrooms, a large double, a single and a separate WC. The ground floor - porch area, leading to the lounge with feature fire place, separate dining room, fitted kitchen and modern bathroom. Garden to the rear with a covered area which has many uses.

Entrance Porch

With upvc front door.

Lounge

14'2 x 11'3 (4.32m x 3.43m)

Upvc double glazed window to the front, laminate flooring, feature fireplace with electric fire, radiator and coving to ceiling.

Dining Room

11'3 x 8'3 (3.43m x 2.51m)

Upvc double glazed window to the rear, laminate flooring, under stairs storage cupboard and radiator.

Kitchen

9'10 x 6' (3.00m x 1.83m)

Upvc double glazed door to the side and two upvc double glazed windows to the side, fitted with a range of white base units, contrasting work surfaces, New York style tiled walls, four ring gas hob, integrated oven, stainless steel sink unit with mixer tap, space for washing machine, laminate flooring.

Bathroom

Fitted with a suite comprising panelled bath with shower over, low level wc, wash hand basin, laminate flooring, part tiled walls and obscure window to the rear.

First Floor

Landing.

Bedroom 1

14'2 x 11'4 (4.32m x 3.45m)

Upvc double glazed window to the front, radiator, cast iron fireplace and Ideal central heating boiler in cupboard.

Bedroom 2

8'4 x 7'2 (2.54m x 2.18m)

Upvc double glazed window to the rear, radiator, laminate flooring and storage cupboard.

Separate WC

With low level wc, wash hand basin, tiled flooring and obscure window to the rear.

Externally

The property has a decked area and paved area with flower beds and gated access. There is also a lean-to to the side of the house.

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 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 here, measurements of doors, windows, rooms and any other areas are approximate and the responsibility is placed on any purchaser of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with floorplan 100001



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
 enquiries@venturepropertiesuk.com