



Oakhurst Road

Darlington DL3 6SF

£795 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Oakhurst Road

Darlington DL3 6SF

- 2 Bedroom Semi-Detached
- Dining Room
- Gas Central Heating

A rare opportunity to rent this well-presented two bedroom semi-detached property, tucked away in a sought after area of the Denes, close to Darlington Memorial Hospital and within walking distance of the town centre.

The property benefits from gardens front and rear, off-street parking, separate outhouse ideal for storage, two reception rooms and two double bedrooms.

Viewing at the earliest opportunity is essential.

Entrance Hall

With composite front door and double radiator, leading to both living room and dining room.

Living Room

15'0" x 12'11" (4.580 x 3.951)

Large living room to the front of the property with double glazed bay window, single radiator and electric fire (decorative purposes only).

Dining Room

11'1" x 11'1" (3.38 x 3.38)

To the rear, with laminate flooring, fire place (no fire), double radiator, under-stairs storage cupboard and double glazed French doors leading to the rear garden.

Kitchen

15'8" x 5'2" (4.78 x 1.6)

A range of white wall, floor and drawer units with contrasting tiled splash backs, floor lino, electric oven and gas hob, stainless steel double sink and drainer with mixer tap, two double glazed windows and UPVC double glazed back door providing access to the rear garden.

First Floor

Landing area leading to.

Bedroom 1

15'8" x 12'11" (4.8 x 3.951)

Large double bedroom to the front of the property with double glazed bay window and single radiator.

- Off-Street Parking
- Brick-built Outhouse/Workshop
- Gardens Front & Rear

Bedroom 2

18'2" x 15'1" (5.54 x 4.62)

Another double bedroom, situate to the rear, with double radiator and double glazed window.

Bathroom

White suite comprising WC and hand basin with vanity unit, shower cubicle, wood-effect floor lino and part-tiled walls. There is also a double glazed window and double radiator.

Externally

There are gardens to the front and rear of the property with off-street parking able to accommodate one car to the front. To the rear is a private garden with patio area and brick-built outhouse/workshop with power.

Council Tax

Band B

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



- Cul-de-sac
- 2 Double Bedrooms
- Close to Hospital & Town Centre

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 - Rent without a deposit

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

Using Deposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Deposit will be the minimum payment of £150. If the rent is £750, the Deposit will be equivalent to one week's rent at £173.08.

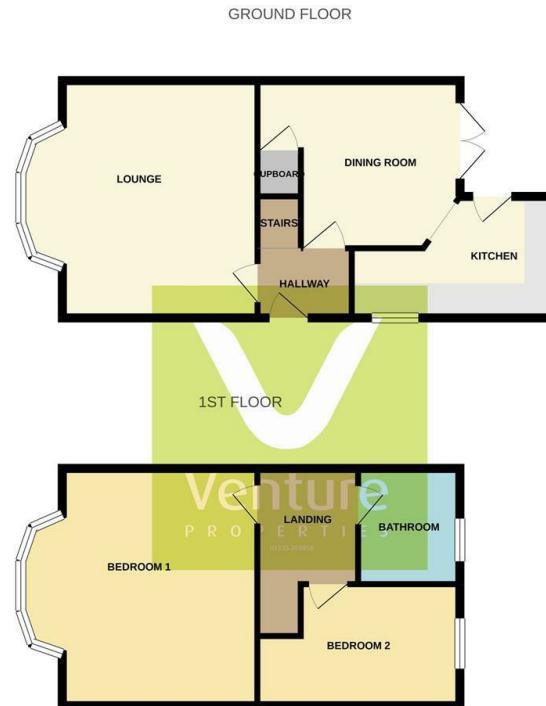
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Deposit 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.

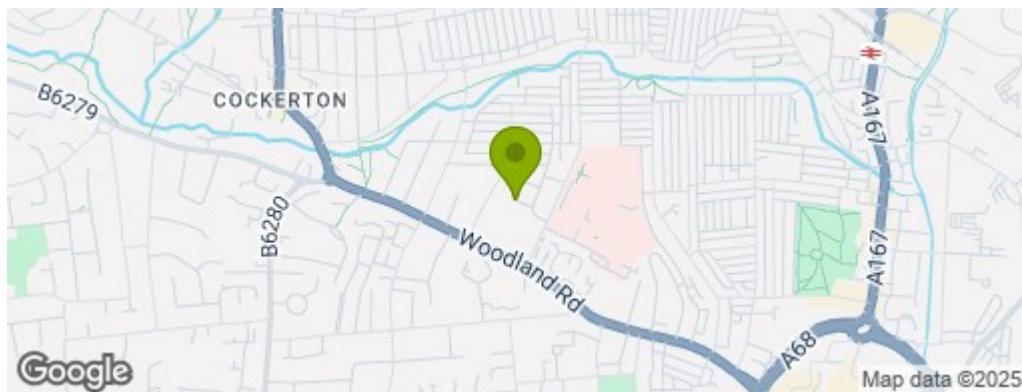
Further information is available at www.reposit.co.uk/tenants.

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 doors, windows and rooms are approximate and should not be relied upon for the fitting of fixtures, furniture or fixtures. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures and fittings shown in the plan have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrilo (2021)



Property Information

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