



Kirklee House

Darlington DL1 5NF

£595 Per Calendar Month





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Kirklee House

Darlington DL1 5NF



- Apartment
- Close to Train Station

- Two Bedrooms
- Double Glazing

- Close to Town Centre
- Council Tax Band C

FULLY FURNISHED APARTMENT. PRIME TOWN CENTRE LOCATION WITH SECURE PARKING AND LIFTS.

An impressive, two bedroom, first floor apartment is located within this purpose built development and having the benefit of secure underground parking, electric heating and double glazing. The accommodation has superbly fitted kitchen with a range of units and integrated quality appliances. The property is fully furnished.

Council Tax Band C.

Communal Hallway

Hallway

Lounge/Diner

26'1" x 15'9" (7.954 x 4.825)

Kitchen

8'2" x 7'10" (2.495 x 2.396)

Bedroom One

12'10" x 8'3" (3.921 x 2.522)

Bedroom Two

11'3" x 7'10" (3.432 x 2.405)

Bathroom

Externally

Secure Underground Parking

Council Tax

Band C.

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.*

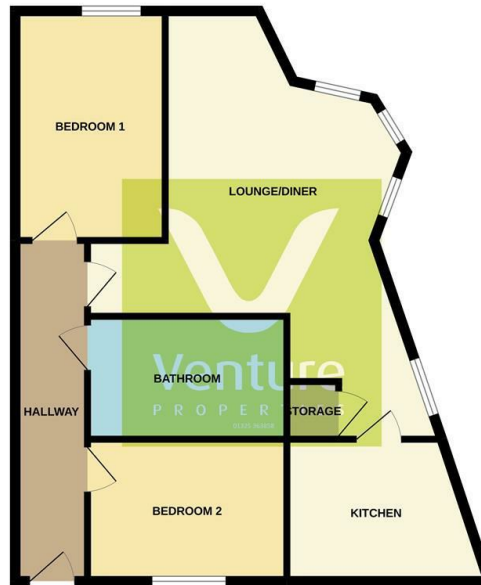
*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Venture Properties

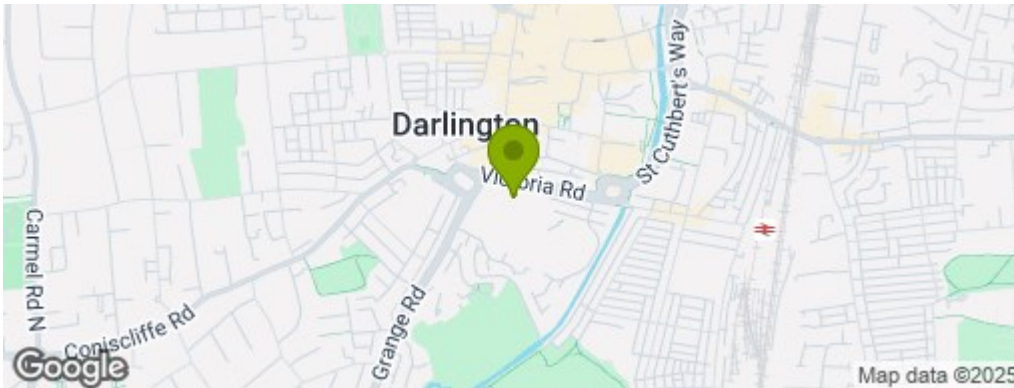
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you 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.

www.venturepropertiesuk.com

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy of the floorplan is not guaranteed and no guarantee is given as to their accuracy or efficiency can be given. Made with Metaplan 12/2022



Property Information

01325 363858

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