



Middleham Road

Darlington DL1 3DJ

£650 Per Calendar Month





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Middleham Road

Darlington DL1 3DJ



- Two Bedrooms
- Off Street Parking
- Council Tax Band A

- Semi Detached
- Single Garage
- EPC Rating D

- Gardens Front & Rear
- Double Glazing & Gas Central Heating

An excellent opportunity to rent this mature two bedroom semi-detached house in the desirable Harrowgate Hill area of Darlington.

The property has gas central heating, double glazing and in brief comprises: entrance hall, lounge, dining kitchen, rear lobby. Two bedrooms and bathroom to the first floor and externally there are gardens to the front and rear with single garage and off street parking.

The property is close to local amenities and schooling.

Entrance

With side access leading to hallway

Hallway

With staircase to the first floor.

Lounge

14'11" x 13'5" (4.56 x 4.11)

Situated to the front. With double glazed bay window, feature fireplace, gas central heating radiator.

Dining Kitchen

11'4" x 8'7" (3.47 x 2.64)

Situated to the rear. Fitted with a range of wall and floor units with contrasting work surfaces, stainless steel sink unit, cooker connection point, double glazed window and back door.

First Floor

Landing.

Bedroom 1

10'0" x 10'11" (3.07 x 3.33)

Situated to the front with double glazed window and gas central heating radiator.

Bedroom 2

9'0" x 8'7" (2.75 x 2.63)

Situated to the rear. With double glazed window and gas central heating radiator.

Bathroom

Fitted with a suite comprising panelled bath, pedestal wash hand basin, low level wc, part tiled walls, double glazed window to the side elevation and gas central heating radiator.

Externally

The property stands on a prime position having off street parking to the front leading to a garage with double doors. To the rear there is a garden which is enclosed and laid to lawn with patio area.

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.

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.

Deposit (Bond)

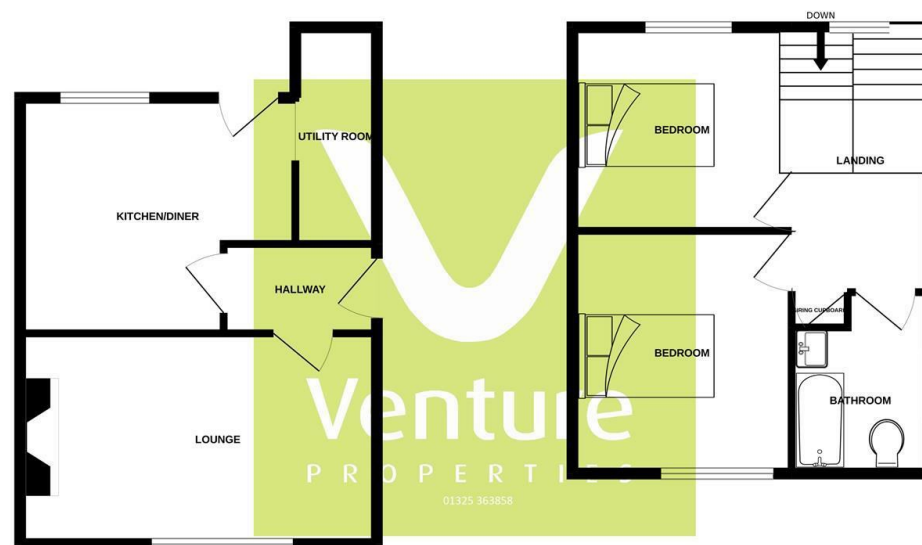
The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties

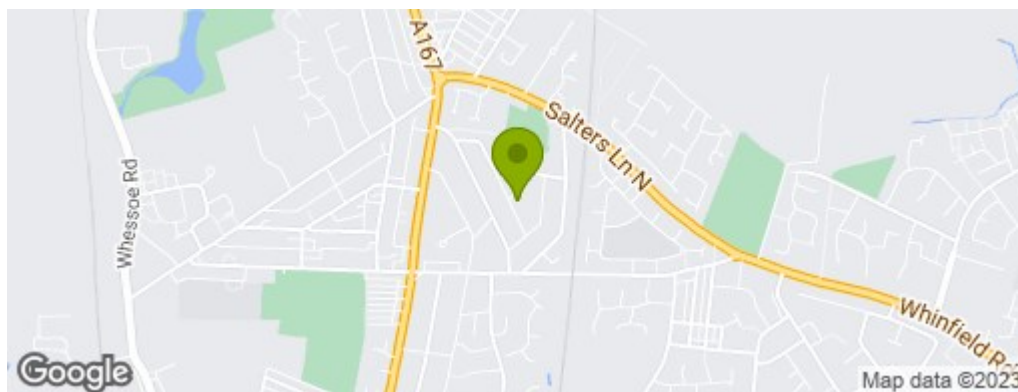
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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