



Coniston Crescent

Crook DL15 8PB

£450 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.



www.venturepropertiesuk.com

Coniston Crescent

Crook DL15 8PB



- Available with Immediate Effect
- EPC Grade C
- Lounge Plus Dining Kitchen

- Must See
- Off Road Parking
- First Floor Shower Room

- Two Bedrooms
- Enclosed Substantial Rear Garden
- Close to Town Centre

We are delighted to offer to the market this lovely TWO BEDROOM PROPERTY, located within walking distance of the Town Centre where there are a range of amenities. The property comprises of Entrance Hall, Lounge, Dining Kitchen whilst to the first floor Two Bedrooms and Shower Room. Externally the property benefits from OFF ROAD PARKING and a substantial ENCLOSED GARDEN to the rear.

View today as this wont be around long.

Ground Floor

Entrance

Accessed via UPVC entrance door, stairs rise to the first floor and central heating radiator.

Lounge

15'09" x 10'06" (4.80m x 3.20m)

Located to the front elevation of the property having UPVC bay window plus additional UPVC window, central heating radiator and gas fire set on black hearth with white surround. Wood effect laminate flooring.

Dining Kitchen

8'04" x 10'11" plus 6'11" x 7'00" (2.54m x 3.33m plus 2.11m x 2.13m)

The kitchen area is fitted with a range of wood effect base and wall units with laminate work surfaces over, tiled splash backs stainless steel sink unit and UPVC window. Space and plumbing for washing machine, cooker and other free standing appliances as required.

The dining area has ample space for dining table, UPVC patio doors to the rear and access to an under stair storage area.

First Floor

Landing

Stairs rise from the entrance hall, access to first floor living accommodation and the loft.

Bedroom One

15'11" x 10'06" (4.85m x 3.20m)

Located to the front elevation of the property having two UPVC windows, three door fitted wardrobes and cupboard housing the central heating boiler. Radiator.

Bedroom Two

10'10" x 9'05" (3.30m x 2.87m)

Located to the rear elevation of the property, two UPVC windows and access to an over stair storage cupboard.

Shower Room

Fitted with free standing shower cubicle with power shower, wash hand basin set on a vanity storage unit with Bluetooth wall mounted light up mirror above and WC.

Chrome heated towel rail, obscured UPVC window, ceiling spot lights and another wall mounted vanity unit.

Exterior

The front of the property provides access to an off road parking area with gated access to the enclosed garden at the rear.

The garden is mainly laid to lawn with an area of decking, raised flower borders and a shed.

Energy Performance Certificate

To view the full Energy Performance Certificate of this property please use the link below:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9718-1026-6257-5477-5970>

EPC Grade C

Summary

We are delighted to offer to the market this lovely TWO BEDROOM PROPERTY, located within walking distance of the Town Centre where there are a range of amenities. The property comprises of Entrance Hall, Lounge, Dining Kitchen whilst

to the first floor Two Bedrooms and Shower Room. Externally the property benefits from OFF ROAD PARKING and a substantial ENCLOSED GARDEN to the rear.

View today as this wont be around long.

Tenant Information

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.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com