



**George Terrace**

Crook DL15 9DJ

**£550 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.





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.

# George Terrace

Crook DL15 9DJ



- Two Bedroom Mid Terrace
- EPC Grade C
- First Floor Bathroom

- Lovely Garden to The Front
- Town Centre Location
- Two Reception Rooms

- Good Sized Fitted Kitchen
- Gas Central Heating
- Not Overlooked To Front

A charming terraced house located on George Terrace in the heart of Crook. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Spanning 743 sq ft, this house offers a comfortable living space for you to make your own. The long front garden adds a touch of greenery to the urban setting, providing a lovely outdoor space to enjoy a cup of tea on a sunny day.

One of the highlights of this property is its privacy - not overlooked, allowing you to enjoy peace and tranquillity in your own home. Situated in the town centre, you'll have easy access to local amenities, shops, and restaurants, making daily errands a breeze.

Don't miss the opportunity to own this lovely terraced house in Crook. With its two reception rooms, convenient location, and charming features, this property is sure to make a wonderful home for the right buyer. Contact us today to arrange a viewing and start envisioning your life in this inviting abode.

## Ground Floor

### Entrance Hallway

### Lounge

11'11" x 11'02" (3.63 x 3.40)

Having a uPVC double glazed window, central heating radiator and cornice to ceiling.

### Dining Room

15'02" x 12'07" (4.62 x 3.84)

With uPVC double glazed window, double central heating radiator, ceiling rose to ceiling and cast fireplace.

### Kitchen

15'01" x 7'07" (4.60 x 2.31)

With wall and base units, laminated working surfaces over, inset single drainer sink

unit and mixer taps over, tiled splash backs, UPVC double glazed window, integral appliances including electric oven and hob and extractor hood over, plumbing and space for washing machine, UPVC double glazed rear entrance door

## First Floor

### Landing

### Bedroom One

12'02" x 11'03" (3.71 x 3.43)

With uPVC double glazed window, central heating radiator and over stairs cupboard housing wall mounted boiler .

### Bedroom Two

12'07" x 9'05" (3.84 x 2.87)

UPVC double glazed window and central heating radiator.

### Bathroom/wc

With a white suite including panelled bath, hand shower over, wc, pedestal wash hand basin, tiled splash backs, opaque UPVC double glazed window, storage cupboard and central heating radiator.

### Exterior

Immediately to the rear of the property there is an enclosed yard whilst to the front there is a garden mainly laid to lawn.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2400-4630-0122-7302-3243>

EPC Grade C

## Holding Deposit/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.

## Bond-Deposit

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

## Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available. Highest download speed - 1000mbps.

Highest Upload Speed 220mbps.

Mobile Signal/coverage: Coverage likely with EE, Vodafone, O2 and Three.

Council Tax: Durham County Council, Band: A Annual price: £1621 (Maximum 2024)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

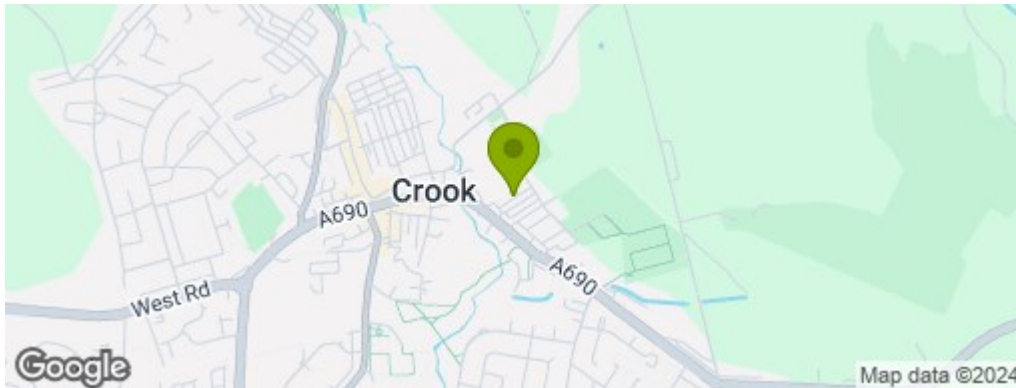
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

## Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



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 for any prospective purchase. The service, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagen 5/2024



## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)