



Douglas Terrace

Crook DL15 9JH

£595 Per Calendar Month



Venture
PROPERTIES



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.



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- Coming Soon
- EPC Grade D
- Open Outlook to the Front

- Currently Undergoing Redecoration & Various Other Works
- Enclosed Yard
- UPVC Double Glazed

- Modern Design - Two Good Sized Bedrooms
- Two Reception Rooms
- Gas Central Heating

No Deposit Option Available - Subject To Status. Currently being fully redecorated throughout, as well as various others repairs. A lovely spacious two bedroom, two reception rooms terraced property located just off the town centre of Crook. Crook has a range of amenities, schooling and recreational facilities. This property has been well maintained and has a recent kitchen and upgraded bathroom. With Gas fired central heating and UPVC double glazing. In brief comprises of lounge with feature fireplace, dining room, kitchen and to the first floor two bedrooms and bathroom with an enclosed rear yard.

Ground Floor

Entrance

Leads into the lounge.

Lounge

14'1" x 12'9" (4.29m x 3.89m)

UPVC double glazed window, central heating radiator, wood flooring, wall mounted modern electric fire, tv point, stairs to first floor, UPVC entrance door, squared archway to dining room.

Dining Room

14'1" x 9'0" (4.29m x 2.74m)

Two UPVC double glazed windows, central heating radiator and wood flooring.

Kitchen

14'7" x 7'1" (4.45m x 2.16m)

With a range of modern wall and base units with contrasting laminate work surfaces over, stainless steel sink drainer unit with mixer tap, integrated electric oven, electric hob and extractor hood over, plumbing and space for washing machine, UPVC entrance door and window, tiled splashbacks, vinyl flooring and spot lights to the ceiling.

First Floor

Landing

Stairs rise from the lounge and provide access to the first floor accommodation and the loft.

Bedroom One

12'9" x 10'11" (3.89m x 3.33m)

UPVC double glazed window, central heating radiator and access to a useful over stair storage cupboard.

Bedroom Two

18'5" x 8'4" (5.61m x 2.54m)
UPVC double glazed window, central heating radiator, storage cupboard housing wall mounted boiler.

Bathroom

With a modern suite including panelled bath, mains shower over, WC, wash hand basin, chrome heated towel rail, vinyl flooring, opaque UPVC double glazed window, and tiled splashbacks.

Exterior

To the rear of the property is an enclosed yard area.

Energy Performance Certificate

To view the full energy performance certificate for this property, please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8476-7923-4460-0598-2902>

EPC Grade D

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.

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 as an alternative to paying the traditional deposit of 5 weeks' rent. 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.

Agents Notes

We can advise prospective tenants that the Landlord is a Venture Properties (Crook) Limited employee

Other General Information

Tenure: Freehold

Gas and Electricity: Mains - Smart meter

Sewerage and water: Mains (metered Water)

Broadband: Ultrafast Broadband available. Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,705 (Maximum 25%)

Energy Performance Certificate Grade D

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.

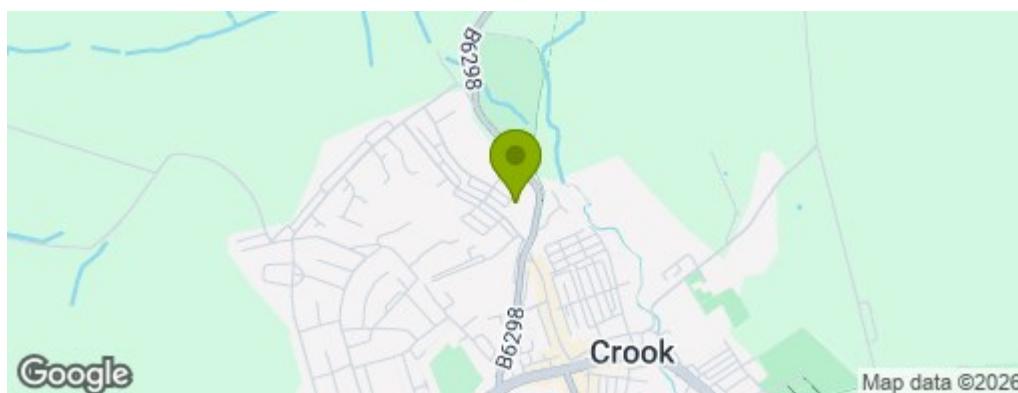
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

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 effort 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The internal fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure - Freehold
Council Tax Band A - Durham County Council

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