



## Murphy Close

Crook DL15 9GL

£750 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Reposi

## Rent without a deposit

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# Murphy Close

## Crook DL15 9GL



- Available from 15th May 2026
- EPC Grade C
- Garage & Driveway

- Three Bedroom Property
- Recent Boiler
- Landscaped Rear Garden

- Recent Bathroom
- Recent Carpets & Flooring
- Popular Estate

A modern three-bedroom mid-terraced house located on the desirable Murphy Close in Crook. This property is presented to a high standard and boasts a bright and airy atmosphere throughout, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient ground floor W/C. The fitted white kitchen/breakfast room is perfect for casual dining and is designed to meet the needs of modern living. The lounge, situated at the front of the house, features elegant French doors that open directly into the garden, allowing for a seamless flow of natural light and easy access to outdoor space.

On the first floor, you will find three well-proportioned bedrooms, providing ample space for family or guests. The recently updated family bathroom is stylish and functional, catering to all your needs.

Externally, the property offers a small garden area at the front, enhancing its curb appeal. To the side, there is a single garage and a driveway that can accommodate up to three vehicles, ensuring parking is never a concern. The rear of the house features a beautifully landscaped garden, complete with a stone patio that leads to a raised lawn area and a charming decking space, perfect for entertaining or enjoying a quiet evening outdoors.

This delightful home combines modern living with practical features, making it a must-see for anyone looking to settle in Crook.

### GROUND FLOOR

#### Entrance Hallway

Entrance door, tiled flooring central heating radiator and stairs to first floor.

#### Ground Floor W/C

Wash hand basin, tiles splashbacks, wc, tiled flooring, central heating radiator, opaque UPVC double glazed window

#### Kitchen/Breakfast Room

13'06 x 11'07 (4.11m x 3.53m)

With a range of modern white high gloss wall and base units with contrasting laminate work surfaces over, stainless steel sink unit with mixer, tiled splashbacks, integrated electric oven, gas hob and extractor hood over, plumbing and space for washing machine, new combi boiler housed in cupboard, central heating radiator, UPVC double glazed window, tiled flooring.

#### Lounge

14'10 x 11'03 (4.52m x 3.43m)

UPVC double glazed french doors and window overlooking rear garden, central heating radiator, tiled flooring and door to under stairs cupboard.

### FIRST FLOOR

#### Landing

Via spindle staircase, central heating radiator, loft access.

#### Bedroom One

12'5 x 9'8 (3.78m x 2.95m)

Two UPVC double glazed windows to front, fitted wardrobes to one wall, tv point, central heating radiator.

#### Bedroom Two

10'1 x 8'01 (3.07m x 2.46m)

UPVC double glazed window to rear and central heating radiator.

#### Bedroom Three

6'06 x 6'03 (1.98m x 1.91m)

UPVC double glazed window to front and central heating radiator.

#### Bathroom

Fitted with a new suite having P shaped panelled bath with electric shower and screen over, wc, wash hand basin, fully tiled walls and flooring, central heating radiator.

#### Exterior

Externally to the front is a small garden area, to the side of the property is a single GARAGE and DRIVEWAY, To the rear is a lovely landscaped garden on a tired level with stone patio leading to raised lawn garden and decking area to the top.

#### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2911-3110-2029-2055>

#### 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.

#### Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

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 Reposit 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.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

#### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/covrage: Above Average

Council Tax: Durham County Council, Band: B

Energy Performance Certificate Grade C

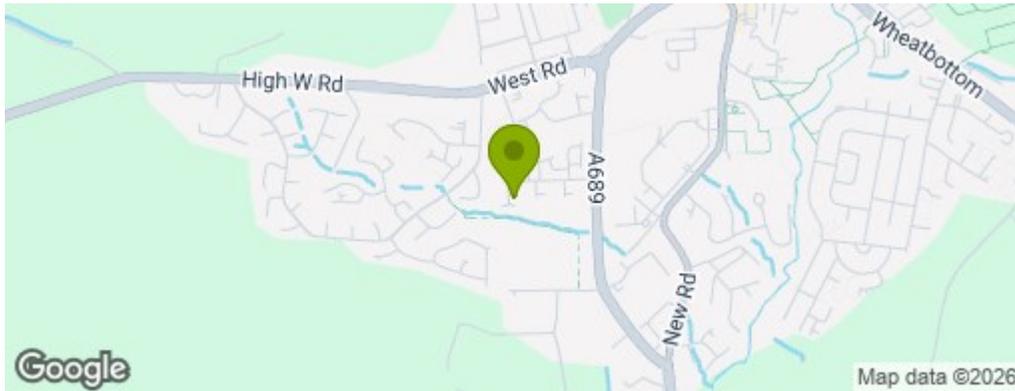
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

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, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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