



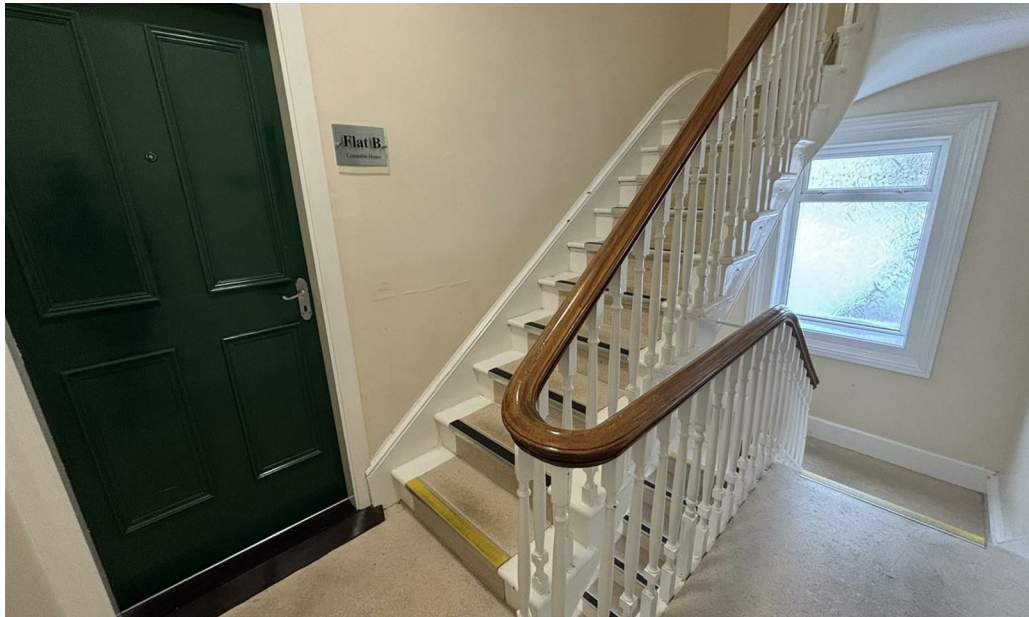
**Hope Street**

Crook DL15 9HT

**£350 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.





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# Hope Street

## Crook DL15 9HT



- Available Immediately
- EPC Grade E
- Electric Heating

- First Floor Apartment
- One Bedroom Apartment
- Neutral Decor Throughout

- Lounge & Kitchen
- High Street Location
- Clean and Well Presented

Nestled in the charming area of Hope Street, Crook, this delightful apartment offers a perfect blend of comfort and convenience. Spanning an efficient 323 square feet, the property is ideal for individuals or couples seeking a cosy living space.

Upon entering, you are welcomed into a well-proportioned reception room that serves as the heart of the home. This inviting area is perfect for relaxation or entertaining guests, providing a warm atmosphere that is both functional and stylish. The apartment features a comfortable bedroom, designed to be a peaceful retreat at the end of a long day.

The bathroom is thoughtfully designed, ensuring that all your needs are met with ease and comfort. The layout of the apartment maximises space, making it feel larger than its size suggests.

Located in a vibrant community, this property is within easy reach of local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a lively neighbourhood.

Whether you are looking to invest in your first home or seeking a rental opportunity, this apartment on Hope Street presents a wonderful chance to enjoy modern living in a welcoming environment. Don't miss the opportunity to make this charming space your own.

### First Floor

#### Communal Entrance

Access in the communal entrance, stairs rise to the first floor with lead to the entrance of the flat. You will find the electric meter located here and also a post box.

#### Entrance Hallway

Via entrance door leads into inner hallway with doors to the remainder of the accommodation.

#### Lounge

10'4" x 12'9" (3.173 x 3.908)

Having electric wall heater and wooden window.

#### Kitchen

5'0" x 7'10" (1.546 x 2.395)

Fitted with some wall and base units having laminate work surfaces over, stainless steel sink unit, space for free standing appliances, UPVC window and wall mounted electric wall heater.

#### Shower Room

Fitted with a double shower unit with electric shower, wash hand basin and wooden window.

#### Separate WC

Fitted with WC and wash hand basin.

#### Bedroom One

10'2" x 8'8" (3.113 x 2.644)

Located to the rear of the property having UPVC window and electric wall heater.

#### 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/2498-3002-7227-5778-0920>

EPC Grade E

#### 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.

#### Bond/Deposit

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

#### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed contact your supplier.

Mobile Signal/coverage: Likely to be good

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

Energy Performance Certificate Grade E

#### 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.

## GROUND 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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not installed and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Durham County Council-Council Tax Band A

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