



High Street North

Langley Moor DH7 8JH

£525 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.



Reposi

Rent without a deposit

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High Street North

Langley Moor DH7 8JH



- Ground Floor Flat
- EPC Grade D
- Good Sized Lounge

- UPVC Double Glazed
- Ideal Commuting To Durham
- Yard To Rear

- Gas Central Heating
- White Fitted Kitchen
- One Bedroom

An ideal location for anyone travelling to Durham City Centre. Having been decorated throughout in recent years with upgraded kitchen and bathroom. The decoration is white throughout with good quality grey carpets. There is a lovely kitchen with a range of White Units and a Good sized bathroom/wc. Externally to the rear there is off street car parking for one vehicle. The accommodation includes entrance porch, lounge, bedrooms, fitted kitchen, rear entrance and bathroom/wc.

Ground Floor

Entrance Porch

UPVC double glazed front entrance door and tiled floor

Entrance Hallway

Central heating radiator, timber door to understairs cupboard housing wall mounted gas boiler

Lounge

13'0" x 12'9" (3.98 x 3.91)

UPVC double glazed window, double central heating radiator

Kitchen

8'11" x 7'7" (2.73 x 2.33)

With a range of White wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, UPVC double glazed window, integral appliances including electric oven, gas hob, plumbing and space for washing machine, space for fridge freezer, central heating radiator

Bedroom

13'5" x 12'8" (4.09 x 3.88)

UPVC double glazed window and central heating radiator

Rear Entrance Vestibule

UPVC double glazed rear door

Bathroom/wc

Fitted with a white suite including panelled bath with hand shower over, wc, pedestal wash hand basin, two opaque UPVC double glazed windows and central heating radiator

Exterior

Immediately to the rear of the property there is a yard providing off street car parking for one vehicle

Energy Performance Certificate

To view the energy performance certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0941-2837-6673-2720-8865>

EPC Grade D

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.

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.

Bond/Deposit

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

Other General Information

Tenure – Freehold

Service Charges not applicable

Council Tax Band and Authority – Durham County Council. Band-A
Council Tax Amount - £1621 Maximum 2024

EPC Grade – D

Water and Drainage – Mains

Gas and Electric -Mains

Broadband Available – Ultra Fast (Highest available download speed: 9000 Mbps / Highest available upload speed 9000 Mbps)

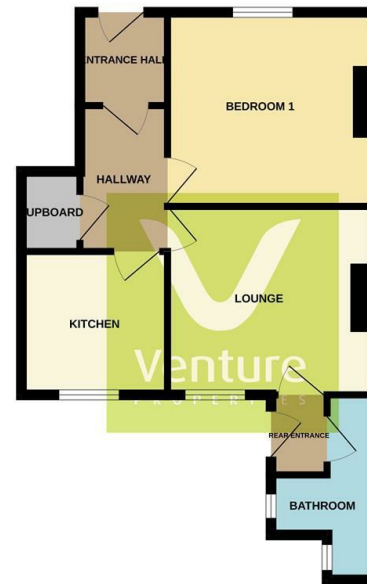
Mobile Signal Coverage Available – Likely

Disclaimer

DISCLAIMER

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GROUND FLOOR



Whilst every attempt 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, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The architect, system and appearance of the plan does not constitute and no guarantee as to their quality or efficiency can be given.
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