



## Great Gates

Bishop Auckland DL14 7AH

£650 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.



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# Great Gates

## Bishop Auckland DL14 7AH



- Close to Local Amenities
- EPC Grade C
- High Quality Fixtures and Fittings

- Executive Town House
- Breakfast Kitchen
- UPVC Double Glazed

- Two Bedrooms
- Impressive Modern Decor
- Electric Heating

Nestled in the charming area of Great Gates, Bishop Auckland, this delightful townhouse presents an excellent opportunity for those seeking a comfortable and convenient home. Spanning an impressive 957 square feet, the property boasts a well-designed layout that includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

The townhouse features two spacious bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully appointed, ensuring both functionality and comfort for daily routines. This property is ideal for small families, couples, or individuals looking for a cosy yet practical living space.

One of the standout features of this location is its proximity to Kynren, an open-air theatre that is just a five-minute drive away. This cultural gem offers a unique experience, showcasing spectacular performances that celebrate the history and heritage of England. Living in Great Gates means you can easily enjoy this vibrant local attraction, along with the many amenities that Bishop Auckland has to offer.

With its appealing features and prime location, this townhouse is a wonderful opportunity for anyone looking to settle in a friendly community. Whether you are a first-time buyer or seeking a rental property, this home is sure to meet your needs and provide a delightful living experience. Don't miss the chance to make this charming townhouse your own.

### Ground Floor

#### Entrance

Accessed via a UPVC entrance door into the hall way, with electric wall mounted radiator, ceiling spot lights and high quality grey wood effect lino flooring.

#### Open Plan Kitchen and Lounge

6'07" x 23'02" (2.01m x 7.06m)

Fitted with a range of bespoke high gloss base and wall mounted storage units with contrasting wood effect laminate work surfaces, stainless steel sink unit with mixer tap and white splash backs for easy wipe clean maintenance. Appliances include free standing washing machine, refrigerator and freezer, electric oven and hob with stainless steel extractor over and clear glass splash back. High quality grey wood effect lino flooring, ceiling spot lights and further light fitting for feature mood lighting if you wish, a UPVC window to the front of the property with grey roller blind. A door leads into the boiler/cloaks hanging under stair storage cupboard. Ample space for a dining table and chairs and electric wall mounted radiator.

#### Boiler/Storage Cupboard

The heating tank can be found here with additional space for cloaks hanging and further storage should it be required.

### First Floor

#### Landing

A white hand rail and spot light wall lighting.

#### Bedroom Two

10'11" x 13'07" (3.33m x 4.14m)

UPVC window with roller blind, electric wall mounted radiator, ceiling spot lights and light fitting.

#### Bathroom

Thoughtfully designed modern three piece white suite comprising bath with shower over and glass shower screen, low level WC and wash hand basin set in white high gloss vanity unit. Wall mounted mirror, easy maintenance wipe clean grey cladding and grey wood effect lino flooring. Chrome heated towel rail with matching wall mounted toilet roll holder and further towel ring with sport lights to the ceiling.

### Second Floor

#### Landing

White hand rail, wall spot lights and Velux window.

#### Bedroom One

10'11" x 22'03" (3.33m x 6.78m)

Two UPVC Velux roof lights, ceiling spot lights and further light fitting with electric heating radiator. Tv Aerial point.

#### Holding Deposit

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 with 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).

#### Energy Performance Certificate

To view the energy performance certificate for this property please click the following link <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8402-6736-8629-6107-3113>

#### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed: 1000 Mbps / Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Good

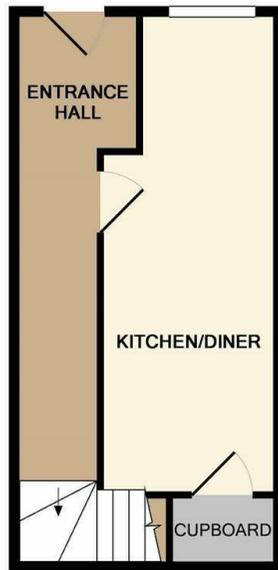
Council Tax: Durham County Council, Band: B Annual price: £1891 (Maximum 2024)

Energy Performance Certificate Grade: C

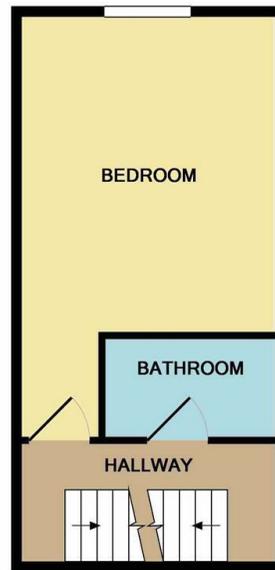
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

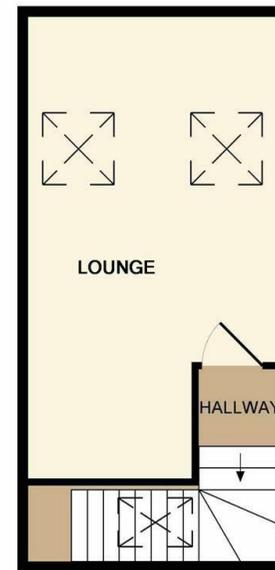
Conservation Area: Yes. Crook Conservation Area Designated 1975, amended 2013



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems 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

Durham County Council - Council tax band B  
Tenure- Freehold

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