



Oak Street

Bishop Auckland DL14 8ST

£500 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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Oak Street

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- Two Bedroom Mid Terraced
- EPC Grade C
- First Floor Bathroom
- Fully Refurbished
- New Fitted Kitchen

- CHAIN FREE
- Village Location

Welcome to this charming terraced house located on Oak Street in the picturesque village of Eldon Lane, Bishop Auckland.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts two lovely bedrooms, offering ample space for a small family or guests staying over.

The house features a well-maintained bathroom, ensuring convenience and comfort for all residents. With a total of 667 sq ft, this property provides a comfortable living space for you to make your own.

Situated in the heart of Eldon Lane, this house offers a peaceful retreat from the hustle and bustle of city life. The village provides a tranquil setting while still being within easy reach of local amenities and transport links.

Don't miss out on the opportunity to own this delightful terraced house in Eldon Lane. Book a viewing today and envision the potential this property holds for you and your loved ones.

GROUND FLOOR

Lounge

15'8" x 14'1" (4.798 x 4.302)
Having central heating radiator, open staircase to first floor and uPVC double glazed window to front.

Kitchen

13'6" x 7'11" (4.130 x 2.418)
Fitted with a good range of wall and base units having contrasting work surfaces, stainless steel sink unit with mixer tap, integrated electric oven and hob over, plumbing for washing machine, central heating radiator and uPVC double glazed window and door to rear.

FIRST FLOOR

Landing

Bedroom One

12'3" x 7'11" (3.756 x 2.418)
With central heating radiator and uPVC double glazed window to front.

Bedroom Two

12'1" x 7'8" (3.687 x 2.353)
With central heating radiator and uPVC double glazed window to rear.

Bathroom

Fitted with a white suite comprising of panelled bath, wc, wash hand basin set to vanity unit and white vertical radiator.

Externally

Externally to the rear is an enclosed yard.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2700-3208-0422-7076-3943>

EPC Grade C

Agents Note

We understand the title of this property will need updating as the current title includes 1 Oak Street and this is not included in the sale. This will be dealt with throughout conveyancing.

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 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.

Other General Information

Tenure: Freehold
Gas and Electricity: Mains; pre-payment meter
Sewerage and water: Mains
Broadband: to be confirmed
Mobile Signal/coverage: to be confirmed
Council Tax: Durham County Council, Band: A Annual price: £1,560.52 (Maximum 2024)
This property has been vacant for some time, additional council tax charges may be payable upon completion.
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: to be confirmed

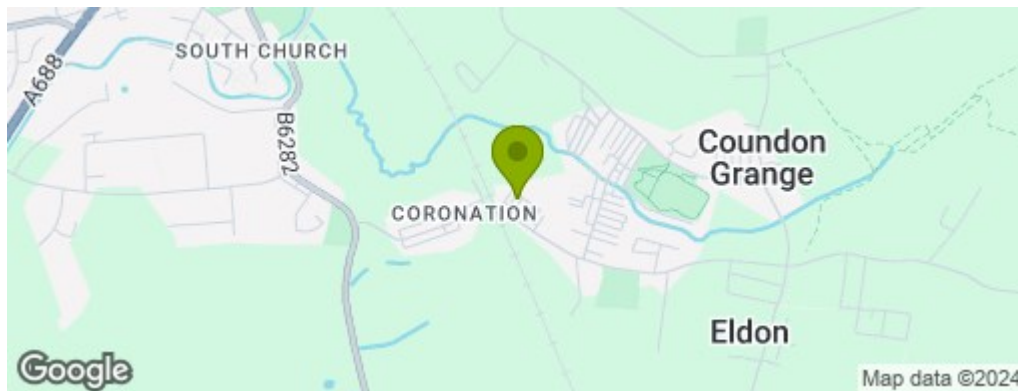
Disclaimer
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GROUND FLOOR

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, 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 A
Tenure - Freehold

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