



Kirklee House

Darlington DL1 5NF

£525 Per Calendar Month





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Kirklee House

Darlington DL1 5NF



- Two Bedroom
- Close To Town
- Secure Car Parking Bay

- Second Floor
- Modern Kitchen & Bathroom
- Close to Amenities

- Apartment
- Must Be Viewed
- Council Tax Band C

This well presented two bedroom second floor apartment situated in the ever popular Kirklee House development comes to the rental market and has been recently decorated throughout, benefiting from electric heating and double glazing.

The development is within a short stroll to Grange Road offering a variety of coffee shops, bars and restaurants and the town centre together with the newly developed DL1/Feethams Leisure Complex and Darlington (Mainline) Railway Station.

In brief the accommodation comprises: entrance hall, lounge, kitchen, two bedrooms, bathroom/wc. **ALLOCATED PARKING BAY SITUATED IN A SECURED UNDERGROUND PARKING COMPLEX WITH ELECTRIC DOORS.**

Communal Entrance

With mailboxes, lifts and staircases to all floors. The communal areas have been freshly painted and carpeted.

Landing/Lifts

Hallway

With laminate flooring, electric radiator, storage cupboard housing the hot water system and handset for intercom.

Lounge

15'06 x 9'01 (4.72m x 2.77m)

With upvc double glazed window to the rear, electric heater and laminate flooring.

Kitchen

8'05 x 7'05 (2.57m x 2.26m)

With medium beech wall, base and drawer units with

contrasting work surfaces and New York style tiled walls, Cooke and Lewis hob, oven and extractor, integrated fridge freezer, integrated microwave, laminate flooring.

Bedroom One

13'07 x 9'06 (4.14m x 2.90m)

With upvc double glazed window to the front and electric heater.

Bedroom Two

11'09 x 8'05 (3.58m x 2.57m)

With upvc double glazed window to the rear and electric heater.

Family Bathroom

Fitted with a white suite comprising panelled bath with shower and glass screen, low level w.c and wash hand basin within vanity unit, part tiled walls, ceiling spotlights, heated towel rail and tiled flooring.

Externally

There are communal decked areas and underground secure residents and visitors parking bays.

Council Tax

Band C

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.

Deposit (Bond)

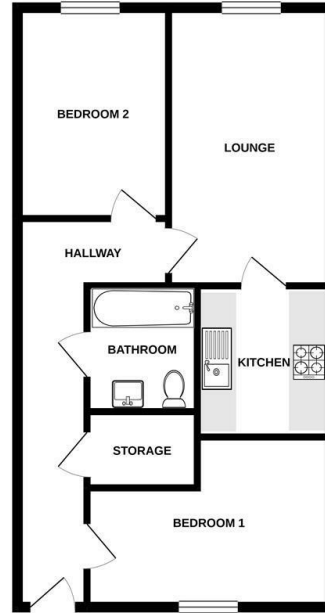
The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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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