



18 Hamsterley Street, Darlington, DL3 6QE
£525 Per Calendar Month

Venture
PROPERTIES

A well presented two bedroom terraced property situated in the popular Denes/Cockerton area of Darlington, with good transport links and close to local amenities. In brief the accommodation comprises: Lounge, Kitchen/Diner. Two Bedrooms and Bathroom to the first floor. There is a forecourt garden to the front and a rear courtyard. Early viewing is highly recommended.

Sorry, no smokers.

Council Tax Band A.

Entrance Vestibule

Upvc double glazed door to the front.

Lounge

13'1 x 12'3

Upvc double glazed bay window to the front, feature fireplace with electric fire, radiator.

Kitchen/Diner

13'2 x 8'4

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, integrated fridge, extractor, stainless steel sink unit, radiator, upvc door leading to the yard.

Kitchen/Diner

Additional photo.

First Floor

Landing. With access to the loft.

Bedroom One

13'2 x 12'2

Upvc double glazed window to the front and radiator.

Bedroom Two

11'8 x 6'

Upvc double glazed window to the rear and radiator.

Bathroom

Upvc double glazed obscure window to the rear, fitted

with a white suite comprising panelled bath with shower over, wc, wash hand basin, tiled walls and vinyl flooring.

Externally

There is a forecourt to the front of the property and a rear yard with shed.

Council Tax

Band A.

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.

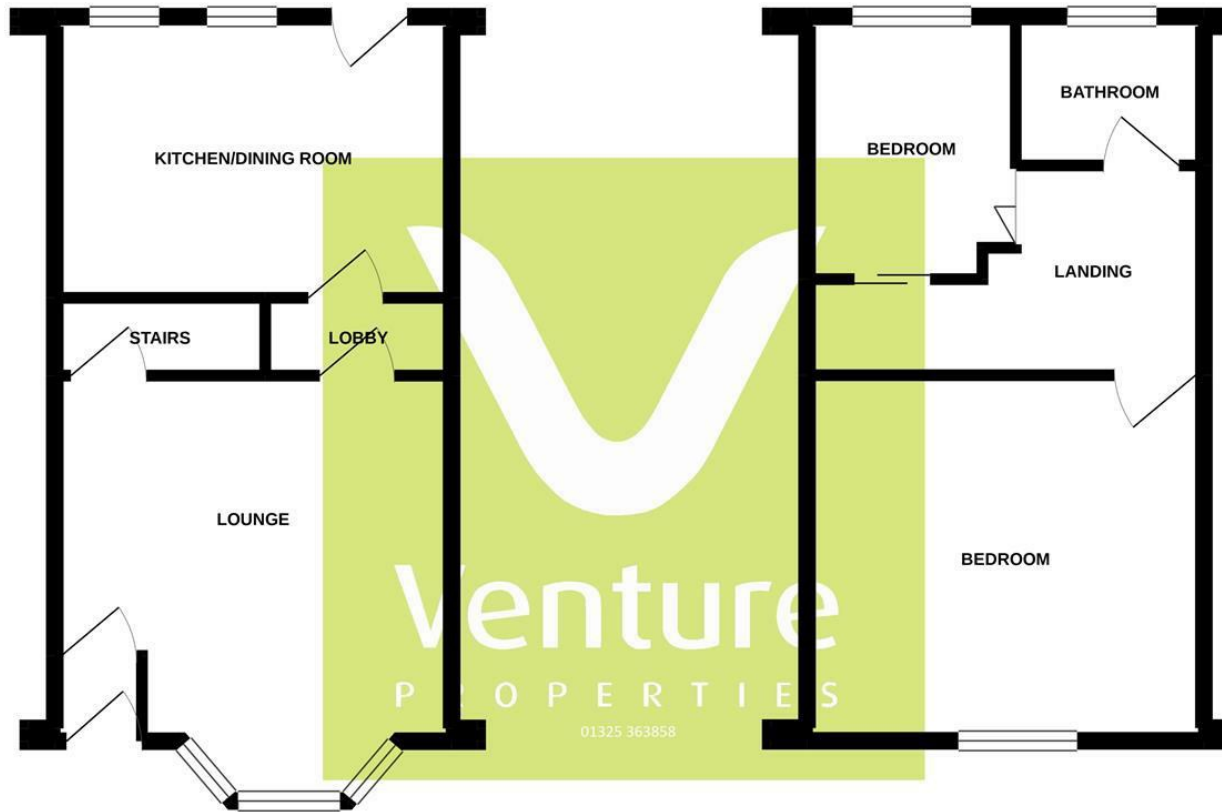
Venture Properties

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.

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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Venture
PROPERTIES

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| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | | |
| (61-81) B | | |
| (49-60) C | | |
| (35-68) D | | |
| (20-54) E | | |
| (12-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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