



George Street

Darlington DL1 5DW

£475 Per Calendar Month





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# George Street

## Darlington DL1 5DW



- Two Bedrooms
- South Park Location
- EPC Rating D

- Two Reception Rooms
- Close To Railway Station
- Council Tax Band A

- Mature Terraced Property
- GCH Boiler

This well presented two bedroom mid terraced property is located in the increasingly popular South Park area of Darlington close to the Feethams Leisure Complex, Railway Station and a short stroll to the town centre. The property benefits from gas central heating, upvc double glazing, two reception rooms and two double bedrooms with a Jack and Jill style bathroom.

### Entrance Vestibule

With upvc double glazed door to the front, attractive tiled flooring

### Entrance Hallway

With staircase to the first floor and radiator.

### Lounge

10'10 x 10'10 (3.30m x 3.30m)

With upvc double glazed bay window to the front, feature fireplace and radiator.

### Dining Room

14'05 x 10'05 (4.39m x 3.18m)

With upvc double glazed window to the rear, storage cupboard into alcove housing the gas central heating boiler, understairs storage cupboard and radiator.

### Kitchen

9'09 x 5'03 (2.97m x 1.60m)

With upvc double glazed door and window to the side. Fitted with a range of white wall, base and

drawer units with contrasting work surfaces and part tiled walls, space for cooker, washing machine and fridge freezer. Vinyl flooring and radiator.

### Staircase/Landing

#### Bedroom One

14'06 x 10'09 (4.42m x 3.28m)

With upvc double glazed window to the front, radiator and access to the bathroom.

#### Bedroom Two

10'06 x 9'07 (3.20m x 2.92m)

With upvc double glazed window to the rear, radiator and access to the bathroom.

### Jack and Jill Bathroom

With a white suite comprising panelled bath with shower over, low level w.c. and wash hand basin.

### Externally

There is an enclosed yard to the rear with gated access, raised flower beds and brick built shed.

### Council Tax Band

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)

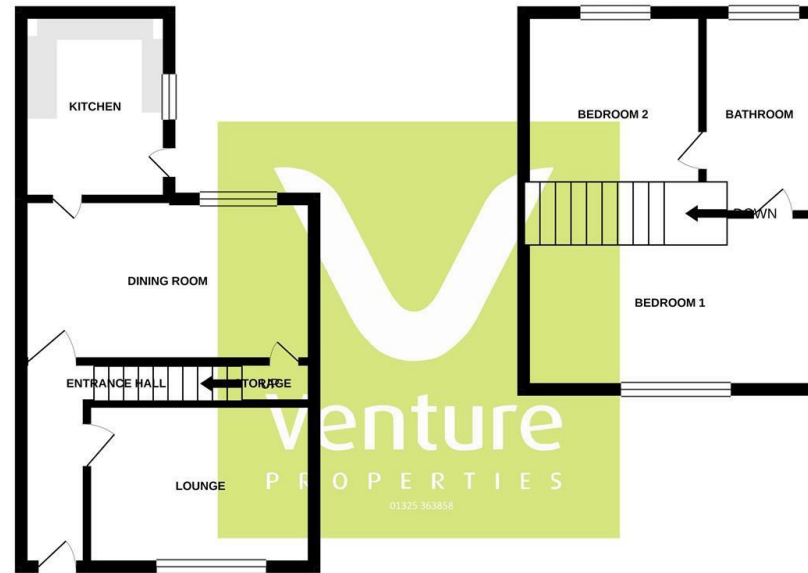
The deposit (bond) amount is equivalent to 5 weeks' rent.

### Venture Properties

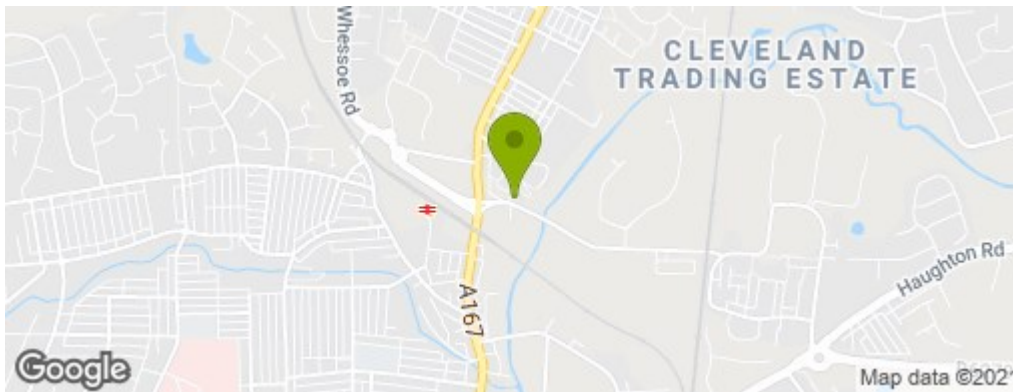
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you 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  
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.1 sq.m.) approx.  
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

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