



Longfield Road

Darlington DL3 0HS

£495 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.



 **BRITISH
PROPERTY
AWARDS**
2020 - 2021

GOLD WINNER

LETTING AGENT
IN DARLINGTON

www.venturepropertiesuk.com

Longfield Road

Darlington DL3 0HS



- Two Bedrooms
- New Bathroom

- Mid Terrace
- Garden To Rear

- Recently Updated
- Council Tax Band A

A two bedroom, mid terraced property, situated in the Harrowgate Hill area of Darlington. The property has undergone modifications including kitchen and bathroom. The property is close to local amenities as well as schools and major transport links. Early viewing is highly recommended.

Council Tax Band A.

Entrance Hall

UPVC front door and stairs leading to first floor.

Living Room

14'1" x 11'8" (4.31 x 3.56)

Laminate flooring, double glazed bay window, single radiator and under stairs storage cupboard.

Kitchen/Diner

14'11" x 6'8" (4.57 x 2.04)

Laminate flooring, kitchen suite comprising floor, wall and drawer units, granite work surfaces with sink and mixer tap, double glazed windows, single radiator and double glazed sliding door leading to conservatory.

Conservatory

13'2" x 7'2" (4.03 x 2.2)

Vinyl flooring, double glazed windows and UPVC door leading to rear garden.

First Floor

Landing, leading to.

Bedroom One

11'10" x 11'7" (3.62 x 3.55)

Double bedroom situated to the front of the property with double glazed window, storage cupboard and single radiator.

Bedroom Two

9'10" x 5'10" (3.02 x 1.79)

Situated to the rear of the property with double glazed window and single radiator.

Bathroom

Vinyl flooring, modern bathroom suite comprising low level w/c, wash hand basin with vanity unit, panelled bath with overhead shower and screen, part tiled walls, double glazed window and single radiator.

Externally

Enclosed courtyard to the front of the property and enclosed garden to the rear with gated access to alleyway.

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)

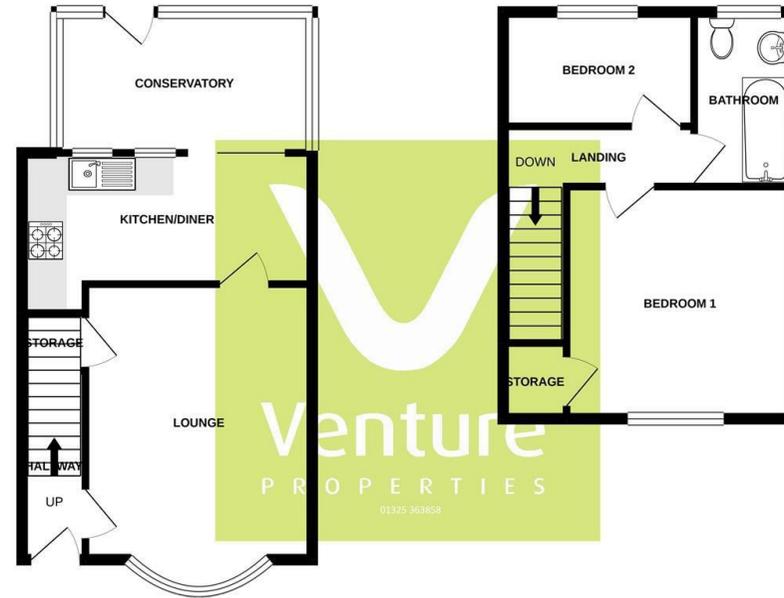
The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties

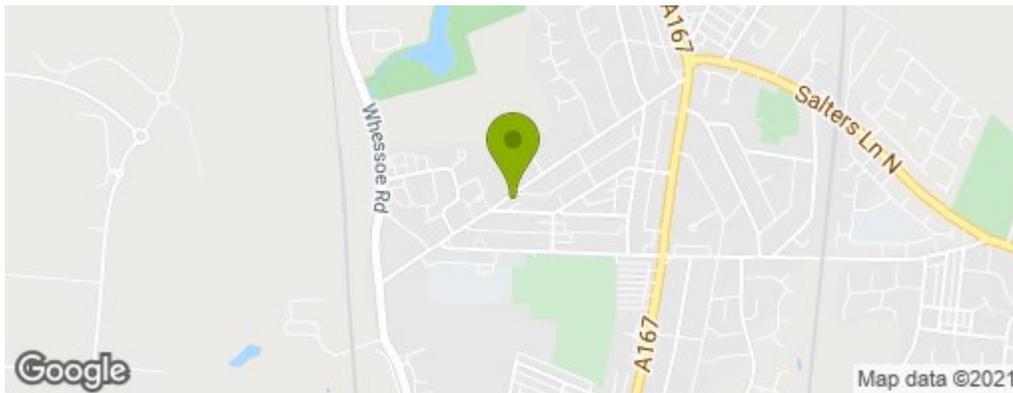
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you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