



Wolsingham Terrace

Darlington DL1 2JZ

£450 Per Calendar Month



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Rent without a deposit



BRITISH
PROPERTY
AWARDS
2020 - 2021

GOLD WINNER

LETTING AGENT
IN DARLINGTON

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Wolsingham Terrace

Darlington DL1 2JZ



- Traditional Mid Terrace
- Haughton Location
- Council Tax Band A

- Two Bedrooms
- Upvc Double Glazing

- Newly Fitted Kitchen/Diner
- Rear Yard

NO DEPOSIT OPTION AVAILABLE.

This two bedroom mid terraced property is located in the Haughton area of Darlington within easy reach of retail parks, schools, Darlington College and other amenities including access to A66. The property has benefited from replaced bathroom and has been re-decorated and carpeted throughout. Viewing is recommended.

Entrance Porch

With upvc door to the front.

Lounge

14'11 x 13'3 (4.55m x 4.04m)

Upvc double glazed bay window to the front, radiator.

Kitchen/Diner

13'3 x 7'3 (4.04m x 2.21m)

Upvc double glazed door and window to the rear, fitted with a range of medium beech wall, base and drawer units, contrasting work surfaces, part-tiled walls, stainless steel sink unit with mixer tap, cooker, washing machine, fridge/freezer, wall mounted boiler, vinyl flooring and radiator. Space for table and chairs.

First Floor

Landing.

Bedroom 1

13'3 x 12'1 (4.04m x 3.68m)

Upvc double glazed window to the front, radiator.

Bedroom 2

8'1 x 7'3 (2.46m x 2.21m)

Upvc double glazed window to the rear and radiator.

Bathroom

Fitted with a newly fitted white suite comprising panelled bath with mixer tap and spray attachment, low level wc, wash hand basin in vanity unit, radiator and part tiled walls.

Externally

There is a courtyard to the rear with brick built shed and gated access.

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.

Reposit - Rent without a 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 as an alternative to paying the traditional deposit of 5 weeks' rent. 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.

Deposit (Bond)

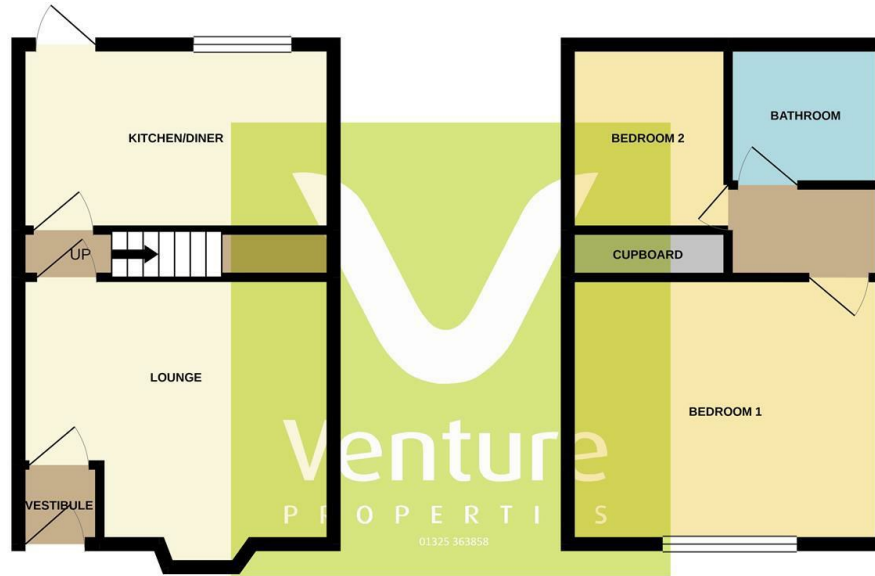
The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties

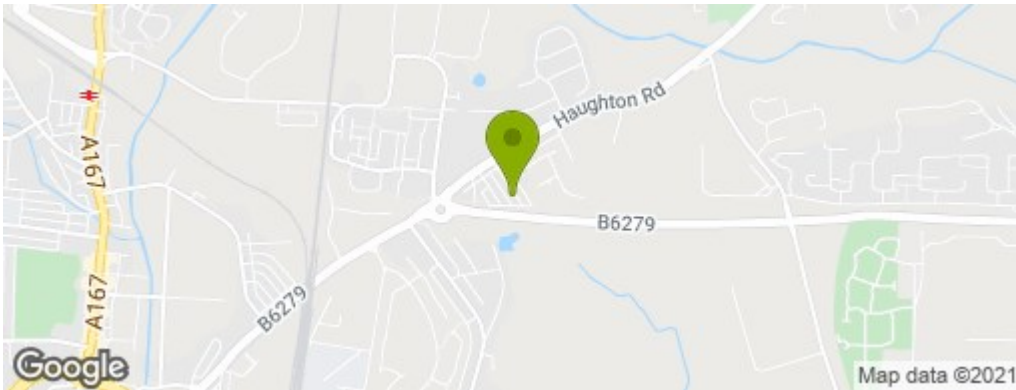
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you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