



**Hope Street**

Crook DL15 9HS

**£325 Per Calendar Month**







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# Hope Street

Crook DL15 9HS



- First Floor Flat
- EPC Grade E
- UPVC Double Glazed

- Town Centre Location
- Newly Installed Kitchen
- Electric Heating

- One Bedroom
- Newly Installed Bathroom
- Viewing Highly Recommended

Located within walking distance of the TOWN CENTRE, this well presented and deceptively SPACIOUS one bedroom first floor flat. With UPVC double glazed windows and electric heating. The accommodation comprises: good sized bedroom, large lounge, NEWLY FITTED KITCHEN with ample space for a table as required and a NEWLY FITTED BATHROOM.

## Communal Entrance

Stairs rise to the flat.

## First Floor

### Entrance

Door leads into the the property with doors to the living accommodation.

### Kitchen

Fitted with base units, laminate work tops, UPVC window and electric cooker. Space and plumbing for washing machine and fridge freezer.

### Lounge

15'04" x 13'00" (4.67m x 3.96m)

Located to the front elevation having two UPVC windows and electric storage heater.

## Bathroom

Newly fitted comprising a three piece white suite including wash hand basin set into vanity storage, WC and bath with electric shower over. Glitter wall cladding, extraction fan and wall mounted heater.

## Bedroom One

14'07" x 10'04" max (4.45m x 3.15m max)

Located to the rear elevation having UPVC window and electric storage heater.

## Tenant Information

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.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

## Energy Performance Certificate

To access the Energy Performance certificate for this property, please use the following link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0839-2842-7424-9321-4125>

EPC Grade E





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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