



George Street

Darlington DL1 5DW

£475 Per Calendar Month





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**BRITISH
PROPERTY
AWARDS**
2020 - 2021

GOLD WINNER

LETTING AGENT
IN DARLINGTON

www.venturepropertiesuk.com

George Street

Darlington DL1 5DW



- Mid Terrace
- Immaculately Presented
- EPC Rating D

- 2 Bedrooms
- Close To Amenities
- South Park Location

- Modern Kitchen & Bathroom
- Council Tax Band A
- Viewing Recommended

Immaculately presented, two bedroom terraced house, situated in the South Park area of Darlington. The property is superbly situated within walking distance to Darlington Town Centre and local amenities, as well as the train station. In brief the property comprises; entrance hall, lounge, dining room which opens through to the kitchen, downstairs w/c, two double bedrooms and an upstairs bathroom. Viewing is highly recommended.

Council Tax Band A.

Entrance Vestibule

UPVC double glazed door, wood floor and inner door leading to.

Hallway

Wood flooring, radiator, stairs to the first floor, doors to the lounge and dining room.

Lounge

11" x 11" (3.35m x 3.35m)

Double glazed window and double radiator.

Dining Room

14'8" x 10'6" (4.47m x 3.20m)

Polished porcelain tiled floor, double radiator, double glazed window, under stairs storage and open planned leading to.

Kitchen

12'9" x 5'7" (3.89m x 1.70m)

High gloss finished floor, wall and draw units with contrasting work surfaces, stainless steel sink unit, space/plumbing for washing machine, electric oven with with hob and extractor hood, integrated fridge and freezer, double glazed window and polished porcelain tiled floor.

Lobby

Rear entrance door, tiled flooring and door leading to.

Downstairs W/C

Newly fitted white modern suite comprising of wash hand basin, low level w/c, radiator, tiled floor and double glazed window.

First Floor

Landing.

Bedroom 1

14'8" x 11" (4.47m x 3.35m)

Double bedroom with double glazed window, double radiator and storage cupboard.

Bedroom 2

10'7" x 10'5" (3.23m x 3.18m)

Double bedroom with double glazed window and double radiator.

Bathroom

Modern bathroom suite comprising of wash hand basin, small sized bath, overhead electric shower, double glazed window, heated towel rail, tiled floor and walls.

Externally

Enclosed rear yard with access to alley way.

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:

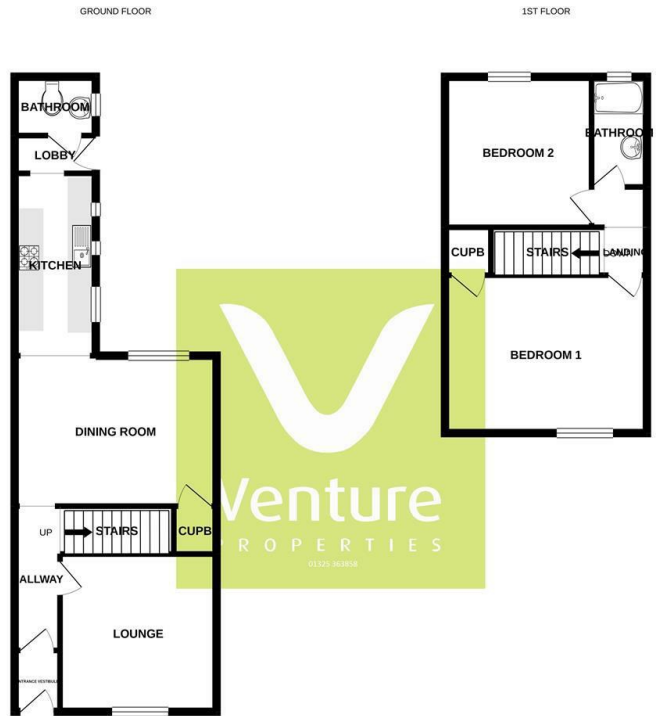
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

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.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The texture, systems and appearance shown have not been tested and no guarantee as to their operability or efficiency can be given.
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