



Thornton Street

Darlington DL3 6AA

£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

Thornton Street

Darlington DL3 6AA



- 2 Double Bedrooms
- First Floor Bathroom
- Upvc Double Glazing

- Dining Room
- Close To Town Centre
- EPC Rating C

- Denes Area
- Gas Central Heating
- Council Tax Band A

A large two bedroom mid-terrace property situated in the ever popular Denes area of Darlington. The property enjoys two reception rooms, two double bedrooms and is within walking distance of the hospital and town centre.

Entrance Hallway

with upvc door to the front, radiator and staircase to the first floor.

Lounge

11'11 x 14'4 (3.63m x 4.37m)

With upvc double glazed bay window to the front, fireplace with tiled hearth, deep coving and radiator.

Dining Room

12'6 x 11'11 (3.81m x 3.63m)

With upvc double glazed window to the rear and radiator, wall mounted electric fire.

Kitchen

12'08 x 6'09 (3.86m x 2.06m)

Fitted with a range of black gloss wall, base and drawer units with contrasting work surfaces and part tiled walls, space for cooker, washing machine and fridge freezer, stainless steel sink unit with mixer taps. Upvc double glazed window and door to the side elevation.

Staircase/Landing

Bedroom One

15'7 x 12'7 (4.75m x 3.84m)

With upvc double glazed window to the front and radiator.

Bedroom Two

12'6 x 9'3 (3.81m x 2.82m)

With upvc double glazed window to the front and radiator.

Family Bathroom

A good size bathroom comprising panelled bath with shower over, low level w.c and wash hand basin, storage cupboards, vinyl flooring.

Externally

With gated access, astro turf and storage 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:

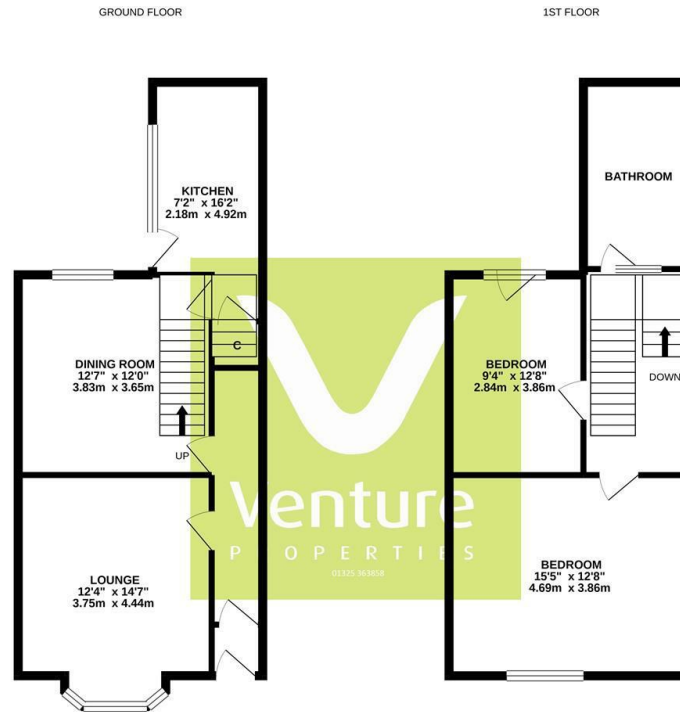
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

Deposit (Bond)

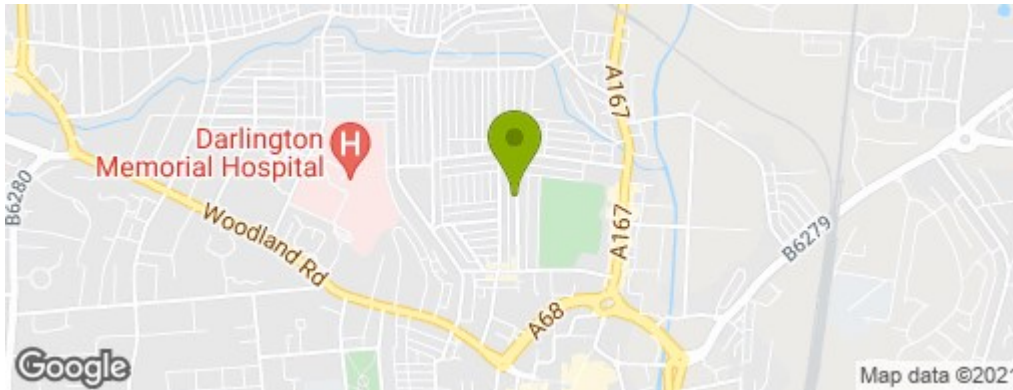
The deposit (bond) amount is equivalent to 5 weeks' rent.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and all 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 in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Metagen 1/2020



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