



GSC GRAYS
PROPERTY • ESTATES • LAND

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40 Queen Street

Barnard Castle, County Durham, DL12 8JG

A two/three bedroom terraced property ideally located in the centre of Barnard Castle in a popular residential area, providing excellent access to all the local amenities. The property is double glazed throughout and heated by way of gas central heating. AVAILABLE TO LET FROM THE END OF SEPTEMBER 2019. EPC rating (EER) of C 69.

- Two/Three Bedrooms
- Two Reception Rooms
- Town Centre Location
- Gas Central Heating
- Double Glazed Throughout
- EPC (EER) C 69



£475 Per calendar month

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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SITUATION & AMENITIES

Darlington 18 miles, Bishop Auckland 16 miles Durham 26 miles, Newcastle upon Tyne 43 miles, A1(M) 17 miles, Durham Tees Valley Airport 28 miles. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are a number of primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Golf courses can be found at Barnard Castle, Richmond and Darlington with Horseracing at Catterick, Ripon, York, Sedgefield and Wetherby. Theatres at Darlington, Richmond and Durham.

DESCRIPTION

This two/three bedroom terraced property is located in the centre of Barnard Castle in a popular residential area, providing excellent access to all the local amenities. The property has the added benefit of off-street parking to the rear. The ground floor accommodation comprises: inner hall, living room, dining room, refurbished galley kitchen with integral hob, integral oven and space for upright fridge freezer, utility and family bathroom. To the first floor there is a double bedroom with built in storage/ hanging rails and cupboard space. There is a second bedroom with pedestal wash basin and storage unit also housing the water tank. A third bedroom/office is accessed from the second bedroom. The property has the added benefit of off-street parking for one car to the rear. There is a small enclosed courtyard to the front.

There is double glazing throughout the property and gas central heating. Mains services include: electricity, water, gas and drainage.

TERMS & CONDITIONS

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental of £475 per calendar month, payable in advance by standing order. In addition, a deposit of £545 shall be payable prior to occupation.

REFERENCES

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

HOLDING DEPOSIT

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within

15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

INSURANCE

Tenants are responsible for the insuring of their own contents.

SMOKING

Smoking is prohibited inside the property.

PETS

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation

LOCAL AUTHORITY

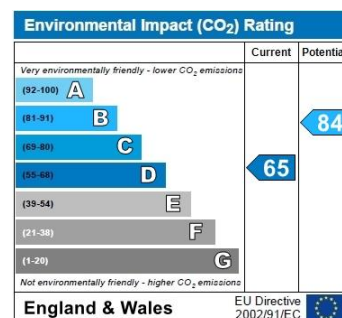
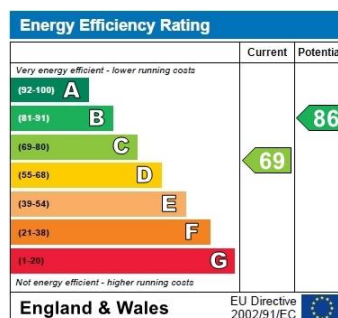
Durham County Council Tel: 03000 26 00 00.

VIEWINGS

Strictly by appointment only via the Agents GSC Grays.

PARTICULARS

Particulars written and photographs taken January 2017.



Disclaimer Notice: PLEASE READ:

GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract. 2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order. Please discuss with us any aspects that are important to you prior to travelling to the view the property.



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