



GSC GRAYS

PROPERTY • ESTATES • LAND



3, Priory Yard

Barnard Castle, County Durham, DL12 8PP

£525 Per Calendar Month



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Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.

Accommodation

Door to:

Hallway

With staircase to first floor, radiator and doors to the living room and kitchen.

Kitchen

8'10" x 6'6" (2.68 x 1.98)

Including fitted wall and base units, contrasting work surfaces, tiled splashbacks, sink with mixer tap and draining board, integrated electric oven, integrated gas hob, central heating boiler and space for washing machine and fridge freezer. The flooring is tiled and there is a radiator.

Living Room

14'7" x 13'0" (4.45 x 3.96)

With double glazed patio doors opening to the rear courtyard garden and two radiators.

First Floor Landing

With attic access hatch and doors leading off to the first floor accommodation.

Bedroom One

8'10" x 13'0" (2.69 x 3.96)

To the front elevation with two double glazed windows, overstairs storage cupboard and radiator.

Bedroom Two

7'10" x 13'0" (2.38 x 3.96)

To the rear aspect with a variety of fitted wardrobes, double glazed window and radiator.

Shower Room

Including a large walk in shower cubicle, pedestal wash hand basin, WC, radiator and tiled walls and flooring.

Externally

At the rear of the property there is a low maintenance enclosed garden area. Beyond here is an open plan garden area and one allocated parking space.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £525 per calendar month, payable in advance by standing order. In addition, a deposit of £605 shall also 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.

Services

Mains electricity, drainage and water. Gas fired central heating.

Local Authority

Durham County Council.

Council Tax

For Council Tax purposes the property is banded B.

Viewings

Strictly by appointment only via contact GSC Grays.

Particulars

Particulars written and photographs taken June 2019.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map

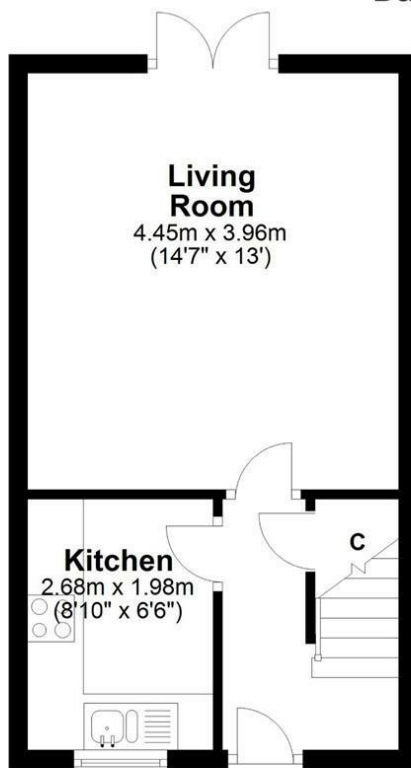


Terrain Map

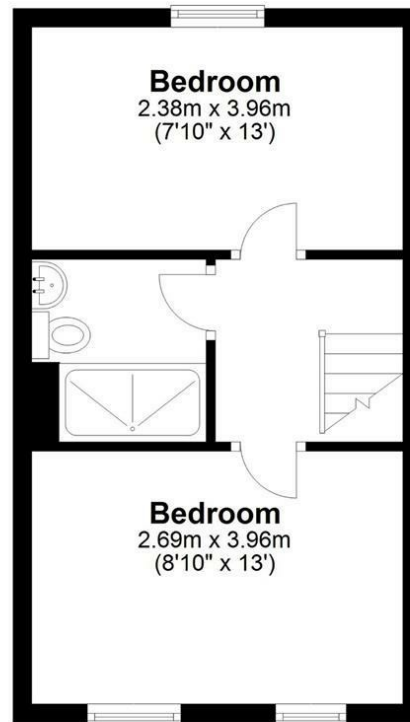


Floor Plan

3 Priory Yard Barnard Castle



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

