



GSC GRAYS

PROPERTY • ESTATES • LAND



## 57 Uppertown, Wolsingham

Bishop Auckland, County Durham, DL13 3ES

£1,375 Per Calendar Month





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## Situation

Bishop Auckland 10 miles, Durham 15 miles, Barnard Castle 17 miles, Newcastle 24 miles.

## Accommodation

### Hall

There is an entrance vestibule, which in turn leads into the spacious reception foyer which benefits from a fireplace with tiled inset and wooden mantel over, along with a useful under stair storage cupboard.

### Living Room

Complemented by a dual aspect to the front and side is the spacious living room which benefits from an impressive marble fireplace with a custom made fireplace fender and traditional picture rails.

### Dining Room

Facing the front elevation is the well proportioned dining room, which boasts two large sliding sash windows and a fireplace with marble inset and hardwood mantel over.

### Breakfast Room/Snug

Enjoys a rear aspect view onto the pleasant, enclosed gardens, and features a sliding sash window.

### Kitchen

The kitchen is fitted with an excellent range of solid wood wall and base mounted storage units, topped with granite working surfaces which incorporate a porcelain Belfast sink with mixer tap. Integral appliances include a fridge/freezer, whilst there is space for an Aga and extractor fan over. Benefitting from two UPVC double glazed windows which allow the room to be flooded with natural light, there is also tiled flooring throughout.

### Utility Space & Pantry

Accessed via the kitchen is the spacious utility room which is an excellent space and provides ample storage space and room for freestanding appliances, along with a sliding sash window and a butler's sink. Adjacent to the utility room is a useful pantry cupboard. A further utility room completes the ground floor accommodation, and benefits from a downstairs WC and a stable door which leads into a small courtyard which houses the oil tank and allows access to the front garden.

### First Floor Landing

A impressive, large space with a decorative stained glass window to the side elevation creating a focal point. Two sliding sash windows to the front and two good sized storage cupboards. Doors to:

## Master Suite

The master bedroom is a large double which is located to the front aspect. Two large sliding sash windows and benefiting from floor to ceiling built in wardrobes. This room also has en-suite facilities which comprise of a large corner Jacuzzi bath, a separate shower cubicle, WC and a pedestal wash hand basin.

## Bedroom Two

Generous sized double with two sliding sash windows.

## Bedroom Three

Generous sized double with two sliding sash windows.

## Bedroom Four

The fourth bedroom is a large single which faces the rear and benefits from built in storage shelves which could be utilised as a study, if required.

## Bathroom

Fitted with a modern white suite comprising of a shower cubicle, a freestanding bath with floor tap and a wall hung wash hand basin set upon a vanity unit. UPVC double glazed window, heated towel rail and two useful storage cupboards, one of which houses the water tank.

## Separate WC

There is a separate WC with UPVC double glazed opaque window.

## Externally

To the front of the property there is a hedge enclosed low maintenance garden which has mature trees and a small courtyard which houses the oil tank. To the side are electric gates which in turn allow access to an area of hardstanding which provides ample off road parking for a number of vehicles. To the rear are well established lawned gardens which are hedge and wall enclosed and offer a range of mature shrubbery and flowering borders. There is also a large patio area, providing ideal space for seating and entertaining into the evening.

## 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 figure of £1,375 per calendar month, payable in advance by standing order. In addition, a deposit of £1,585 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.

## EPC

We are in receipt of an exemption certificate which is valid until 12th October 2025.

## Services

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

## Local Authority

Durham County Council.

## Council Tax

For Council Tax purposes the property is banded G.

## Particulars

Particulars written and photographs taken November 2020.

## 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

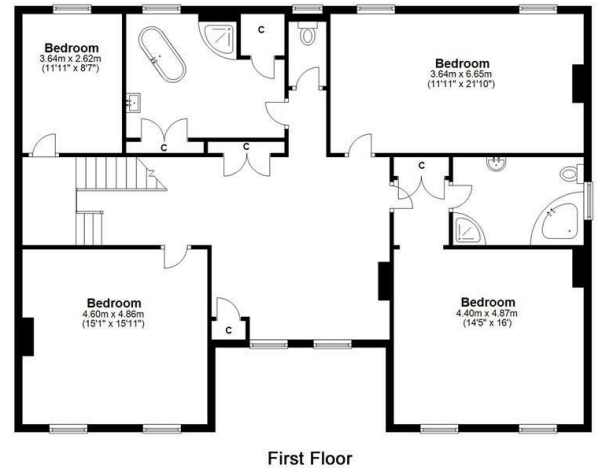


## Terrain Map



## Floor Plan

### 57 Uppertown Wolsingham



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

