



High Hope Street

Crook DL15 9JD

£475 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.



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.

# High Hope Street

Crook DL15 9JD



- Three Bedroom Mid Terrace
- EPC Grade E
- Double Glazed

- Garden To Rear
- Ground Floor Bathroom
- Walking Distance of the Town Centre

- Lounge plus Breakfast Kitchen
- Gas Central Heating
- Close by Local Amenities

This well presented three bedroom mid terraced property has the advantage of a garden to the rear. There is a lovely kitchen/dining room with space for a dining table as required. Located within walking distance of all town centre amenities, viewing comes highly recommended to fully appreciate the accommodation on offer.

## Ground Floor

### Entrance Porch

UPVC double glazed door leading into the lounge via wooden glazed door.

### Lounge

14'2" x 13'9" (4.32 x 4.19)

Mahogany fireplace, marble inset and hearth, gas fire, timber double glazed window, alcove display shelves, coving to ceiling and wall light points.

### Kitchen/Dining Room

18'5" narrowing to 8'7" x 14'1" narrowing to 7'5" (5.61 narrowing to 2.62 x 4.29 narrowing to 2.26)

Fitted with a range of laminated wall and base units, laminated working surfaces over, inset one and a half bowl sink unit with mixer taps, tiled splash backs, integral appliances including electric oven, electric hob and extractor hood over, plumbing and space for washing machine, double central heating radiator, coving to ceiling, timber and glazed rear entrance door, open plan staircase to the first floor and ample space for a dining table if required.

### Bathroom/WC

With a white suite including panelled bath with electric shower over and shower screen, WC, pedestal wash hand basin, central heating radiator and tiled walls.

## First Floor

### Landing

### Bedroom One

11'4" x 8'06" (3.45 x 2.59)

Timber double glazed window and loft access.

### Bedroom Two

13'1" x 5'02" (3.99 x 1.57)

Timber double glazed window and central heating radiator.

### Bedroom Three

12'2" x 8'08" (3.71 x 2.64)

Timber double glazed window, central heating radiator and storage cupboard housing circulating tank.

### Exterior

Immediately to the rear of the property there is a good sized enclosed yard, whilst across the rear lane there is a garden.

### Holding Deposit/Tenant Info

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.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

### Bond/Deposit

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

### General Info

Tenure – Freehold

Service Charges not applicable

Council Tax Band and Authority – Durham County Council. Band-A

Council Tax Amount -£1621 Maximum 2024

EPC Grade – E

Water and Drainage – Mains

Gas and Electric -Mains

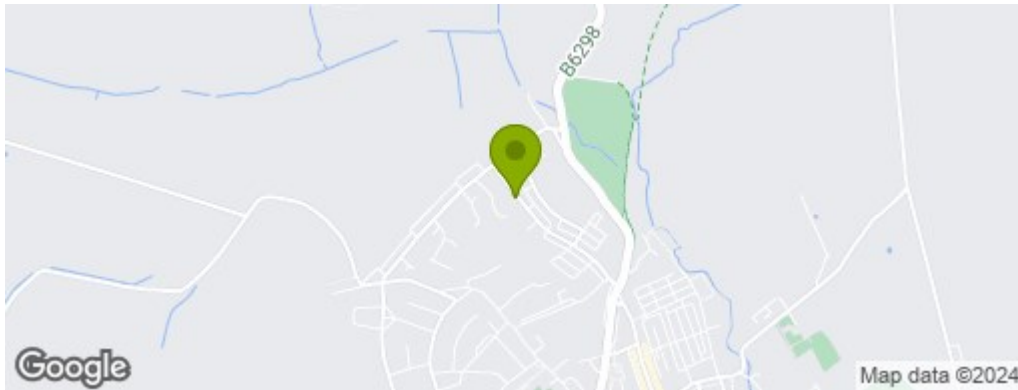
Broadband Available –Ultrafast broadband is available (Highest available download speed: 1000 Mbps / Highest available upload speed 220 Mbps)

Mobile Signal Coverage Available – Good

### Disclaimer

Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



## Property Information

Durham County Council - Council tax band A  
Tenure- Freehold

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)