



## Great Gates

Bishop Auckland DL14 7AH

£550 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.





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# Great Gates

## Bishop Auckland DL14 7AH



- Viewing Essential
- EPC Grade C
- High Quality Fixtures and Fittings

- Executive Town House
- Open Plan Kitchen & lounge
- UPVC Double Glazed

- Two Bedrooms
- Impressive Modern Decor
- Electric Heating

\*\*\*\*\* NO DEPOSIT ALTERNATIVE AVAILABLE ON THIS PROPERTY \*\*\*\*\*. This lovely home will be available for occupation after 16th June, 2024. An executive two bedroom property, with HIGH QUALITY fixtures and fittings in a TOWN CENTRE location, this property briefly comprises BREAKFAST KITCHEN, TWO BEDROOMS and BATHROOM.

BISHOP AUCKLAND has a range of recreational and educational facilities located on your doorstep and for the commuter the A68 and A1(M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Durham Tees Valley International Airport offer further communications with the rest of the country.

There are many renowned beauty spots close at hand as well as attractions of the Lake District, Northumberland, North Yorkshire Moors and Dales.

### Ground Floor

#### Entrance

Accessed via a UPVC entrance door into the hall way, with electric wall mounted radiator, ceiling spot lights and high quality grey wood effect lino flooring.

#### Open Plan Lounge and Kitchen

8'07" x 24'10" (2.62m x 7.57m)

Fitted with a range of bespoke high gloss base and wall mounted storage units with contrasting wood effect laminate work surfaces, stainless steel sink unit with mixer tap and white splash backs for easy wipe clean maintenance. Appliances include free standing washing machine, refrigerator and freezer, electric oven and hob with stainless steel extractor over and clear glass splash back. High quality grey wood effect lino flooring, ceiling spot lights and further light fitting for feature mood lighting if you wish, a UPVC window to the front of the property with grey roller blind. A door leads into the boiler/cloaks hanging under stair storage cupboard. Ample space for a dining table and chairs and electric wall mounted radiator.

#### Boiler/Cloaks Hanging under stair Storage Cupboard

The heating tank can be found here with additional space for cloaks hanging and further storage should it be required.

### First Floor

#### Landing

A white hand rail and spot light wall lighting.

#### Bedroom One

11'05" x 13'07" (3.48m x 4.14m)

UPVC window with roller blind, electric wall mounted radiator, ceiling spot lights and light fitting.

### Bathroom

Thoughtfully designed modern three piece white suite comprising bath with shower over and glass shower screen, low level WC and wash hand basin set in white high gloss vanity unit. Wall mounted mirror, easy maintenance wipe clean grey cladding and grey wood effect lino flooring. Chrome heated towel rail with matching wall mounted toilet roll holder and further towel ring with sport lights to the ceiling.

### Second Floor

#### Landing

White hand rail, wall spot lights and Velux window.

#### Bedroom Two

22'04" x 11'06" max (6.81m x 3.51m max)

Impressive Lounge having two Velux windows, ceiling spot lights, light fittings, wall mounted electric radiator and TV Aerial point.

### 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.

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.

### Reposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be

equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

### Energy Performance Certificate

To view this Energy Performance Certificate, please click the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8911-7721-6810-3653-2902>

### GENERAL INFORMATION

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains and metered

Broadband: Superfast broadband is available (Highest available download speed: 80 Mbps / Highest available upload speed 20 Mbps)

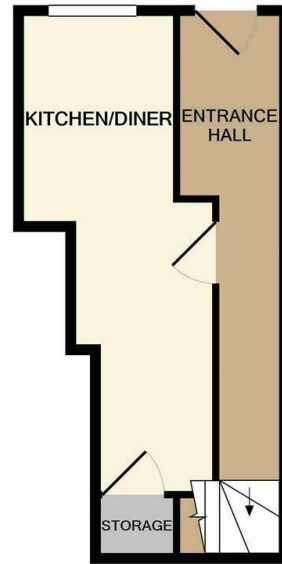
Mobile Signal/coverage: Likely

Council Tax: Durham County Council, Band: A. Annual price: £1544.03 (Maximum 2024)

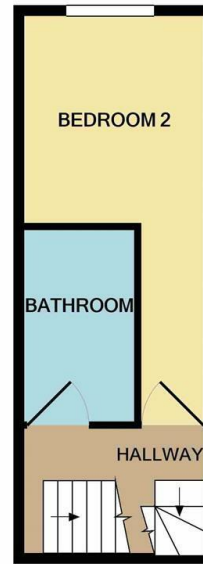
Energy Performance Certificate Grade C

### DISCLAIMER

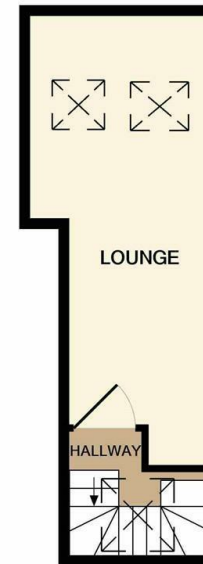
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GROUND FLOOR

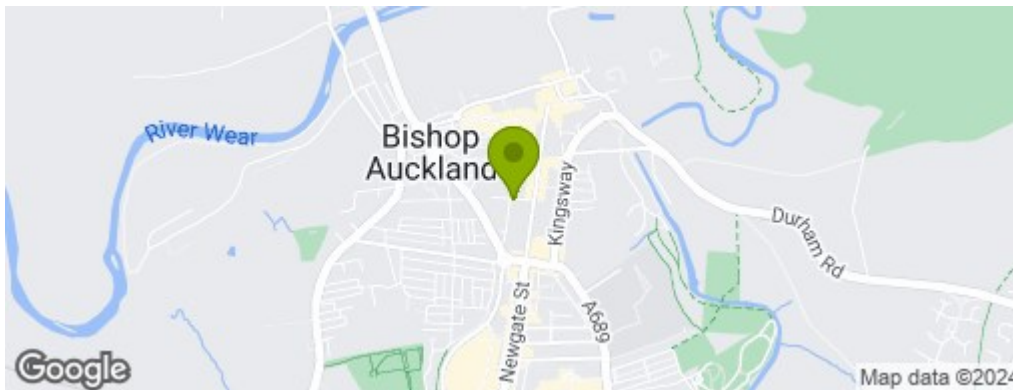


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Durham County Council - Council tax band A  
Tenure- Freehold

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