



Gibbon Street

Bishop Auckland DL14 7DL

£500 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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Gibbon Street

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- Superb Two Bedroom First Floor Apartment
- EPC Grade C
- Good Bus links

- Close To Town Centre
- Open Plan Living
- Nearby Schools

- Mezzanine Master Bedroom
- Modern layout
- Viewing Advised

This fabulous first floor apartment, which is one of four, is situated in a great Central Location close to shops and the Bus Station and will suit a variety of potential tenants. Accommodation is finished to a High Standard which is split over two levels and briefly comprises of a spacious lounge which is open plan to the quality fitted kitchen with integrated oven and hob, white bathroom/wc and two bedrooms. The master bedroom is situated on a Mezzanine floor which overlooks the lounge.

Externally there is a Communal Enclosed Yard.

This property really needs to be viewed internally to fully appreciate what it has to offer. Call us now on 01388 741188 and be the first to view.

Ground Floor

Communal Entrance

Hallway

Entered via a upvc double glazed external door which leads through into the communal hallway. The spindled staircase leads off to the first floor landing where this property is located. There is a rear lobby with a upvc door that gives access to the shared yard and additional staircase that leads to the lower ground floor for a fire escape route. The electric meters for each apartment are located in the hallway and a housed in a lockable cupboard. A upvc double glazed window located to the rear elevation provides natural light.

Apartment 5A

Entrance

The entrance door leads straight into the open plan lounge.

Open Plan Lounge/Kitchen

This spacious room is provided with an abundance of natural light by three upvc double glazed windows which are located to the front elevation. This cleverly designed room has a vaulted ceiling which gives you the sense of more space and the spindled staircase to the mezzanine bedroom leads off from here. To the lounge area there is a double central heating radiator, television and telephone points.

The kitchen is fitted with quality oak shaker style wall and base units with contrasting laminated surfaces over incorporating a one and a half size sink and drainer with mixer tap. Integral appliances include a brushed stainless steel electric oven, gas hob and extractor hood. Having plumbing and space for a washing machine. The wall mounted gas central heating boiler is located in this area.

Bathroom/Wc

Fitted with a white suite which comprises of a wc, pedestal wash hand basin and a panelled bath with a hand held/mixer tap. Having an extractor fan, chrome heated towel rail and a shaver point. Natural light is provided by a upvc double glazed window with obscs.ure glass

Bedroom Two

Natural light is provided by a upvc double glazed window. Having a central heating radiator, television and telephone points.

Mezzanine Bedroom

This fabulous mezzanine bedroom has a spindled balustrade and balcony which overlooks the lounge. Natural light is provided by two velux windows which also streams down to the living area. Having a central heating radiator, television and telephone points.

External

To the rear of the property there is a communal yard with bin storage.

ENERGY PERFORMANCE CERTIFICATE

To access the Energy Performance Certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0758-9027-7242-3286-1990>

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.

Bond/Deposit

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

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed: 1000 Mbps / Highest available upload speed 24 Mbps)

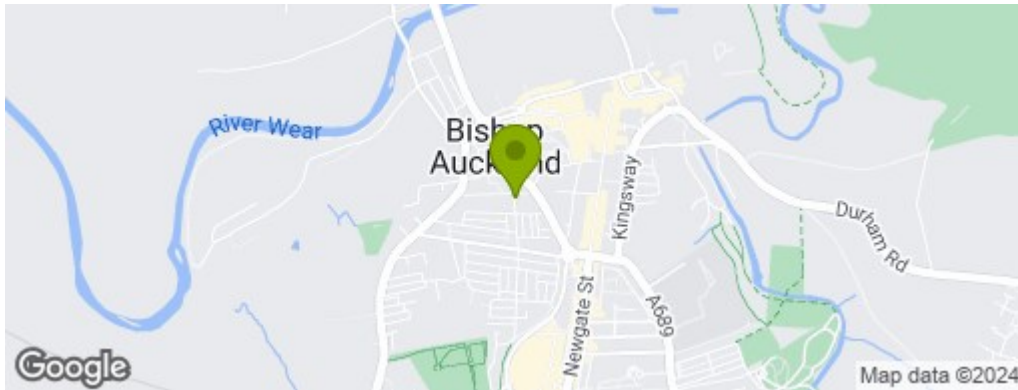
Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: A Annual price: £1547.03(Maximum 2024)

Energy Performance Certificate Grade C

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

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