



## Ladysmith Street

Bishop Auckland DL14 7RD

£725 Per Calendar Month



Venture  
PROPERTIES



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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# Ladysmith Street

## Bishop Auckland DL14 7RD



- Three Bedroom terraced Home
- EPC Grade D
- Rear Enclosed Yard

- Fully Refurbished Internally
- Close To Town Centre
- Ground Floor Utility & WC

- Lounge & Dining Room
- First Floor Bathroom
- Viewing is Essential

Welcome to Ladysmith Street, Bishop Auckland - a charming location that could be the perfect setting for your new home! This delightful terraced house boasts 1 reception room, ideal for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind and make memories. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents. Don't miss out on the opportunity to own this lovely house in a desirable location - book a viewing today and envision the possibilities of making this house your home sweet home!

### GROUND FLOOR

#### Hallway

Central heating radiator and stairs to first floor

#### Lounge

14'10" x 13'10" (4.545 x 4.231)

With central heating radiator and walk in bay window to front.

#### Dining Room

15'6" x 11'11" (4.732 x 3.645)

With under stairs storage cupboard, central heating radiator and uPVC double glazed window to rear.

#### Kitchen

12'4" x 7'10" (3.760 x 2.399)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and hob with extraction chimney over, space for dishwasher, space for fridge freezer, laminate flooring and central heating radiator.

#### Utility / WC

Fitted with a white wc, wall mounted gas boiler, and laminate flooring.

### FIRST FLOOR

#### Landing

Having spindle banister and loft hatch

#### Bedroom One

12'4" x 11'0" (3.780 x 3.354)

Having central heating radiator and uPVC double glazed window to front.

#### Bedroom Two

11'11" x 12'4" (3.642 x 3.775)

With central heating radiator and uPVC double glazed window to rear.

#### Bedroom Three

9'4" x 7'4" (2.858 x 2.257)

With central heating radiator and uPVC double glazed window to front.

### Bathroom

Fitted with a new white suite Having curved bath, walk in shower cubicle with mains shower over, wash hand basin set to vanity unit and wc, chrome heated towel rail.

### Externally

Rear enclosed yard

### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2796-7160-2492-3725>

### Holding Deposit/ Tenant Information

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.

### Reposit-Rent without 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).

### 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: 1800 Mbps / Highest available upload speed 120 Mbps)

Mobile Signal/coverage: Good

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

Energy Performance Certificate Grade C

### DISCLAIMER

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## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

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