



School Street

Howden Le Wear DL15 8HJ

£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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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School Street

Howden Le Wear DL15 8HJ



- Two Bedroom Terrace
- EPC Grade D
- Rear Yard

- Recently Refurbished
- Fitted Kitchen
- Gas Central Heating

- Lounge To Front
- First Floor Bathroom
- Double Glazing

Coming Soon and undergoing the final touches!!!! A lovely mid terrace property in Howden le Wear, this delightful mid-terrace house on School Street offers a perfect blend of comfort and convenience. Spanning an inviting 635 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The house boasts two cosy bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

This property is situated in a friendly community, with local amenities and scenic countryside nearby, making it an excellent choice for those who appreciate both village life and easy access to larger towns. Whether you are a first-time buyer or looking to downsize, this home presents a wonderful opportunity to enjoy a tranquil lifestyle in a picturesque setting.

Do not miss the chance to make this charming house your new home.

Ground Floor

Entrance Hallway

Via uPVC front door and stairs to first floor.

Lounge

14'11" x 13'10" (4.549 x 4.241)

Having feature fireplace, central heating radiator and uPVC double glazed window to front elevation and understairs storage cupboard

Kitchen/Breakfast Room

14'10" x 8'1" (4.523 x 2.468)

Recently refitted with a range of Grey wall and base units having laminate work surfaces over, integrated electric oven and electric hob, integrated fridge freezer and plumbing and space washing machine, inset stainless-steel sink unit with mixer tap, double central heating radiator, space for breakfast table and uPVC double glazed window and door to rear.

First Floor

Landing

Bedroom One

13'8" x 12'2" (4.189 x 3.728)

Having overstairs storage cupboard housing gas boiler, central heating radiator and uPVC double glazed window to front.

Bedroom Two

7'11" x 7'9" (2.422 x 2.381)

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

Bathroom/wc

Fitted with a white suite including panelled bath with mains shower over, shower screen, pedestal wash hand basin, wc, central heating radiators, tiling to half height and opaque UPVC double glazed window

Externally

Externally to the rear is a enclosed yard.

Energy Performance Certificate

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8445-7528-3740-8888-0922?print=true>

EPC Grade D

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.

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.

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check With Provider

Mobile Signal/coverage: Check With Provider

Council Tax: Durham County Council, Band: A Annual price: £1621 (Maximum 2024)

Energy Performance Certificate Grade D

Disclaimer

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Tenure- freehold

Durham County Council-Council Tax Band A

****Must See****

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