



**Campbell Street**

Tow Law DL13 4DX

**£600 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.





---



# Reposi

## Rent without a deposit

---

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.

# Campbell Street

## Tow Law DL13 4DX



- Available Immediately
- EPC Grade D
- Extensively Fitted Kitchen

- Two Double Bedrooms
- Ground Floor Utility/WC
- First Floor Shower Room

- Modern Decor Throughout
- Fully Renovated
- Enclosed Rear Yard

No Deposit Option Available on This Property - Subject To Status. A charming terraced house that boasts two reception rooms, two bedrooms, and one bathroom spread across 1,066 sq ft of living space.

This stunning two-bedroom property has been extensively renovated, offering a perfect blend of modern amenities while retaining its classic charm. The highlight of this home is the beautiful bespoke fitted kitchen, ideal for whipping up delicious meals and entertaining guests.

Convenience is key with a ground floor cloakroom and a first-floor shower room, ensuring that your daily routines are a breeze. Whether you're relaxing in one of the reception rooms or unwinding in the well-appointed bedrooms, this house offers a comfortable and inviting atmosphere for you to call home.

Don't miss out on the opportunity to make this lovely property in Campbell Street your home - a true gem in Tow Law that is sure to capture your heart.

### Ground Floor

#### Entrance Hallway

Accessed via a UPVC entrance door, central heating radiator and access to a useful under-stand storage cupboard.

#### Dining Room

10'11" x 13'0" (3.329 x 3.982)  
Having window, central heating radiator and opening into the lounge.

#### Lounge

14'5" x 13'9" (4.403 x 4.194)  
Having fire with neutral surround, central heating radiator, ceiling spot lights and window.

#### Inner Hallway

Stairs rise to the first floor.

#### Kitchen

7'10" x 15'4" (2.388 x 4.678)  
Fitted with a range of base and wall units with black work surfaces over, sink unit, integrated electric oven and hob with extraction fan and ample space for further free standing appliances bed. Window over looking the rear garden.

#### Rear Entrance

A UPVC door leads to the rear and access to a useful pantry storage cupboard.

#### Utility/Cloakroom

8'8" x 5'7" (2.653 x 1.711)  
Fitted with under counter space and plumbing for washing machine and tumble dryer, WC. Wash hand basin and chrome heated towel rail.

### First Floor

#### Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation and the loft.

#### Bedroom One

13'11" x 10'8" (4.260 x 3.269)  
Located to the rear elevation of the property having window, fitted wardrobes to one wall, central heating radiator and over stair storage cupboard housing the gas central heating boiler.

#### Bedroom Two

10'9" x 10'11" (3.280 x 3.341)  
Located to the front elevation of the property having window and central heating radiator with ceiling spot lights

#### Shower Room/WC

Fitted with a three piece suite comprising double shower cubicle, WC, wash hand basin, chrome heated towel rail and wall cladding.

#### Exterior

Immediately to the rear of the property there is an 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/2110-4257-1120-0008-2125>

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.

### Other General Information

Tenure: Freehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Superfast Available Highest available download speed 60 -80 Highest available upload speed 60-20 Mbps  
Mobile Signal/coverage: Likely to be good  
Council Tax: Durham County Council, Band: A Annual price: £1621 (Maximum 2024)  
Energy Performance Certificate Grade D  
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

### 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.

1ST FLOOR



## Property Information

Tenure - Freehold

\*\*\*\* VIEWING IS ESSENTIAL \*\*\*\*



**01388 741174**