



**Church Hill**

Crook DL15 9DN

**£725 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.





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.

# Church Hill

## Crook DL15 9DN



- Stone Fronted
- EPC Grade E
- Recent Kitchen & Bathroom

- Extensively Renovated
- Gas Central Heating
- Courtyard Garden

- UPVC Double Glazed
- Garden Room/Studio
- Popular Location

Nestled in the charming area of Church Hill, Crook, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 979 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three spacious bedrooms, providing ample space for families or those seeking a home office.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. With its traditional design and modern amenities, this home is perfect for those looking to settle in a friendly community while enjoying easy access to local amenities.

Church Hill is known for its welcoming atmosphere and proximity to essential services, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a lovely setting.

### Ground Floor

#### Entrance Porch

UPVC double glazed front entrance door, timber and glazed door through to:

#### Lounge

13'4" x 11'11" (4.07 x 3.64)

A lovely room located to the front of the property with contemporary fireplace with inset and hearth with gas fire, UPVC double glazed bay window, double central heating radiator, tv point, open through to:

#### Dining Room

13'10" x 12'10" (4.24 x 3.93)

Open plan spindle staircase to the first floor, UPVC double glazed picture window to the rear courtyard garden, double central heating radiator and open through to

#### Kitchen

14'11" x 6'2" (4.57 x 1.9)

Extensively and recently refitted with a range of White High Gloss wall and base units, laminated working surfaces over, inset single bowl sink unit, mixer taps over, UPVC double glazed window to the side elevation, tiled splash backs, integral appliances including electric oven, electric hob with extractor hood over, plumbing and space for washing machine, space for fridge freezer, double central heating radiator, coving to ceiling. UPVC double glazed rear door

### First Floor

#### Landing

Storage cupboard, loft access with pull down ladder which is partially boarded for storage

#### Bedroom One

13'6" x 12'2" (4.12 x 3.73)

UPVC double glazed window to the front elevation, double central heating radiator and lovely feature fire surround.

#### Bedroom Two

10'10" x 9'9" (3.32 x 2.98)

UPVC double glazed window to the rear, central heating radiator and large storage cupboard housing wall mounted baxi boiler with slatted shelving.

#### Bedroom Three

12'4" x 7'3" (3.78 x 2.22)

UPVC double glazed window and central heating radiator

#### Bathroom/wc

Recently refitted with a white suite including panelled bath, wc, pedestal wash hand basin, chrome heated towel rail, separate shower cubicle being tiled with mains shower, opaque UPVC double glazed window and tiled splash backs

### Exterior

#### Front

There is a lovely garden forecourt to the front of the property

#### Rear Courtyard

Immediately to the rear of the property there is a lovely paved courtyard garden with raised planters, water supply, arbor and decorative lighting

#### Arch And Rear

To the side of the property there is a large gravelled driveway which there is a right of vehicular access and pedestrian access for the neighbouring properties. There is a large gravelled area with raised planters water feature, storage area with shed, the shed could easily be converted back into a parking space. The lovely, large gravelled courtyard area leads to the stunning outbuilding which is currently used as a Garden Room/Studio

#### Out Building/Garden Room/Studio

16'8" x 9'10" (5.10 x 3.02)

Renovated to a high standard a superb building which could be suitable for a variety of uses.

Accessed via UPVC double glazed patio doors with side panels, canopy and spot lighting above, White High Gloss wall and base units with laminated working surfaces over, staircase to the first floor which has a mezzanine balcony, timber double glazed velux windows, UPVC double. There is a corner fireplace which is a focal point to the room.

#### Energy Performance Certificate

<https://find-energy-certificate.digitalcommunities.gov.uk/energy-certificate/8645-7920-3079-7979-8926>

#### 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).

#### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

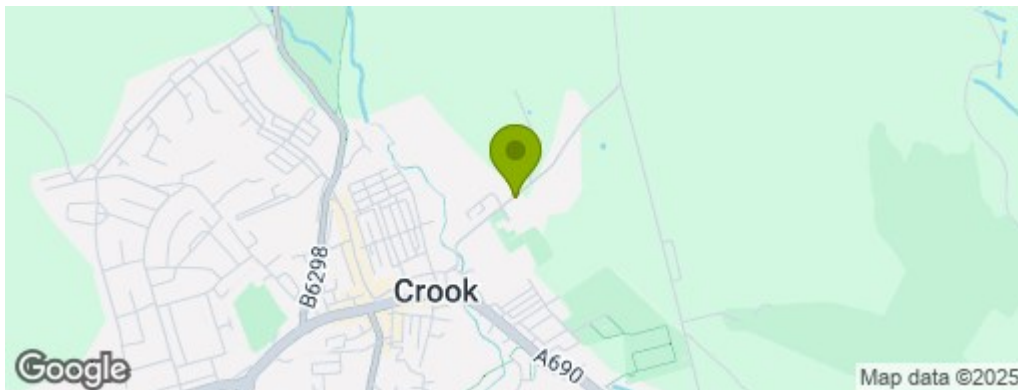
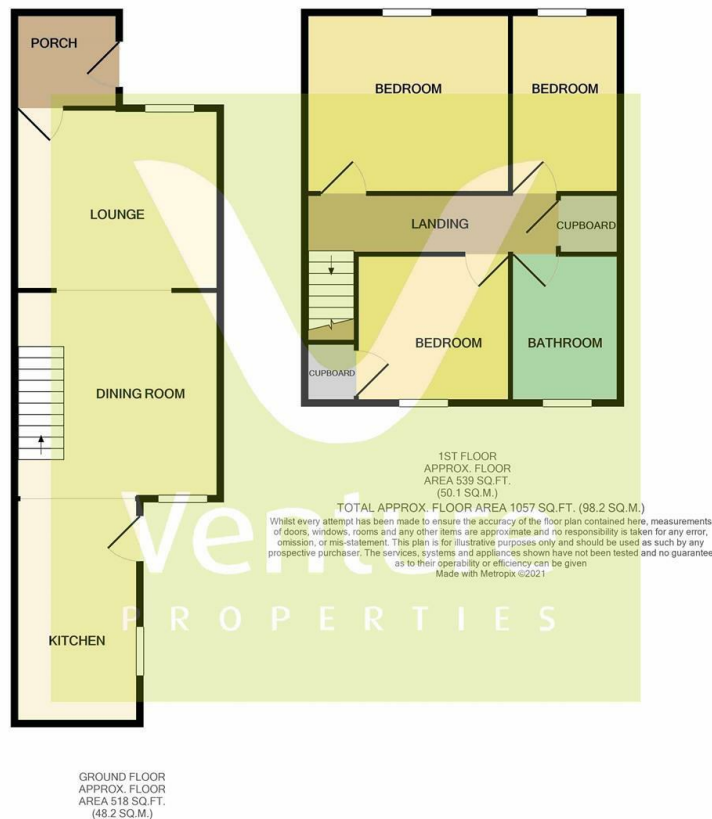
Mobile Signal/coverage: Limited

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

Energy Performance Certificate Grade E

#### Disclaimer





## Property Information

Durham County Council - Council tax band B  
Tenure- Freehold

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)