



## West View

Crook DL15 9EY

£600 Per Calendar Month

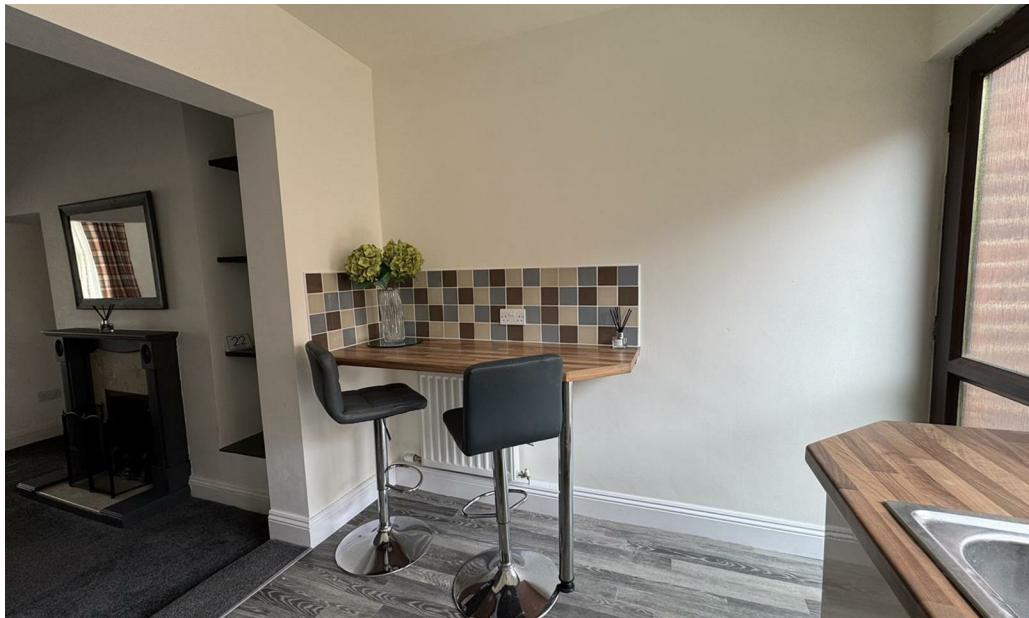






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# Reposi

## Rent without a deposit

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# West View

## Crook DL15 9EY



- Viewings Available from 3rd June, 2025
  - EPC Grade D
  - UPVC Double Glazed
- Two Bedroom Mid Terrace
  - Two Reception Areas
  - Gas Central Heating Via Combi Boiler

- Lovely Internal Decor
- Kitchen/Breakfast Room
- Enclosed Yard

\*\*\*\* No Deposit option Available - Subject To Terms and Conditions \*\*\*\*. Currently being redecorated and a brand new bathroom installed. A lovely well maintained two bedroom mid terrace property located just on the outskirts of Crook but still within walking distance. Crook has a range of amenities, educational and recreational facilities.

This property in brief comprises of Entrance Hallway, Dining Room, Lounge with Feature fireplace and a large Kitchen/Breakfast Room with Breakfast Bar, whilst to the first floor there are two good sized bedrooms and family bathroom/wc which is currently being refitted. Externally there is a small slate forecourt to the front and enclosed yard to the rear.

### Ground Floor

#### Entrance Hall

Access via composite door, stairs rise to the first floor and central heating radiator.

#### Lounge

11'06 x 11'04 (3.51m x 3.45m)  
Located to the front elevation of the property having UPVC window and central heating radiator. A double opening leads into the dining area of the property which is currently used as a secondary lounge area.

#### Dining Room

11'08 x 11'06 (3.56m x 3.51m)  
Having central heating radiator, access to an under stair storage cupboard and decorative fireplace with neutral surround (there is a gas fire but this is disconnected). A step up and double opening leads into the kitchen area.

#### Breakfast Kitchen

14'01 x 8'05 (4.29m x 2.57m)  
Fitted with a range of cream high gloss units with wood effect work surfaces over and tiled splash backs. Integrated electric oven and hob with extractor over and ample space for free standing appliances as required. Two UPVC windows and door to the rear. Breakfast bar seating area, central heating radiator and grey wood effect flooring.

### First Floor

#### Landing

Spindle balustrade, loft access and linen cupboard

#### Bedroom One

14'07 x 10'10 (4.45m x 3.30m)  
Located to the front elevation of the property having UPVC window and central heating radiator. Fitted grey gloss four door wardrobes with matching drawer and bedside tables which aren't fitted.

#### Bedroom Two

12'02 x 8'11 (3.71m x 2.72m)  
Located to the rear elevation of the property having UPVC window, central heating radiator and storage cupboard housing the gas combination boiler.

#### Bathroom/wc

Currently being refitted with a White suite including 'L' shaped panelled bath with msin shower over and shower screen, WC and floating wash hand basin, grey wood effect laminate flooring, tiled and panelled walls, obscured UPVC window, LVT fitted flooring, extractor fan and central heating radiator.

### Exterior

Steps lead to the front door of the property with a small forecourt to the front which is covered in decorative slate. Whilst to the rear is an enclosed yard area with gated access to the lane at the rear.

### 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/6332-6622-7100-0458-3296?print=true>

EPC Grade D

### 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.

### Respoit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Respoit, 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 Respoit will be the minimum payment of £150. If the rent is £750, the Respoit 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 Respoit 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).

### Other General Information

Tenure: Freehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Superfast Available Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps  
Mobile Signal/coverage: Likely to be good  
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)  
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

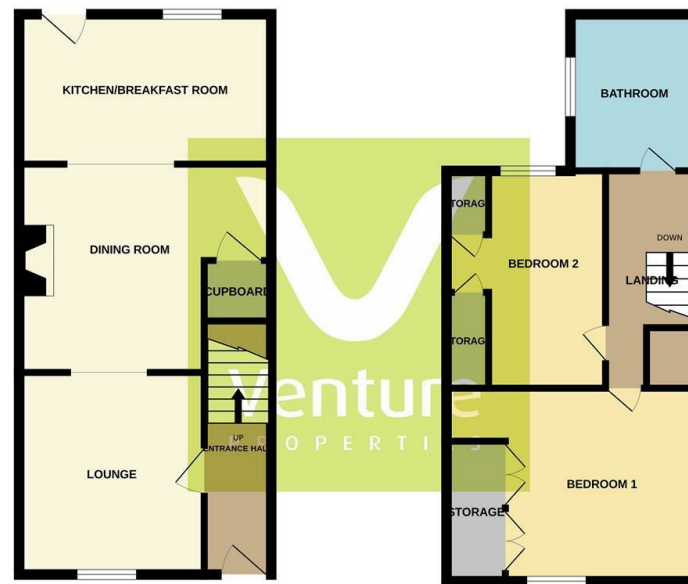
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

### Agents Note

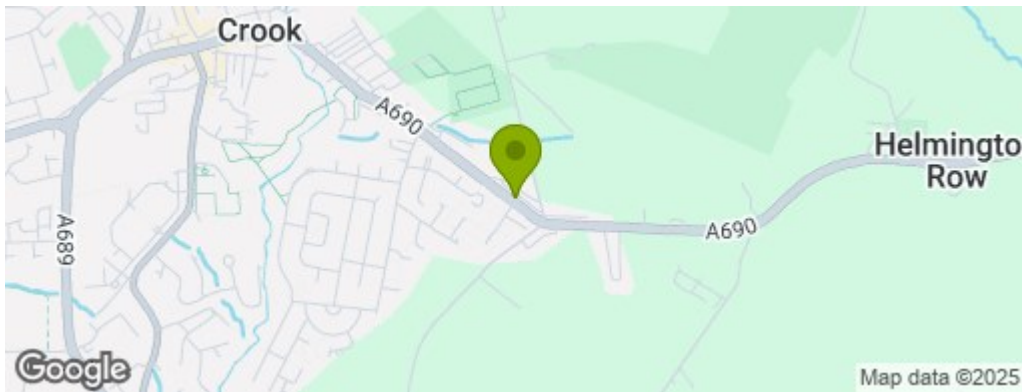
As per the Estate Agents Act we can notify all prospective tenant that the Landlord is a Venture Properties Employee

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 misstatement. 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

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