



High Hope Street

Crook DL15 9JA

£525 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

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High Hope Street

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- Two Bedroom End Terrace
- EPC Grade D
- Double Glazing

***** NO DEPOSIT OPTION AVAILABLE ON THIS PROPERTY - SUBJECT TO STATUS ***** A good sized two bedroom end terraced home located just a short walk away from Crooks high street offering a range of local shops including two main supermarkets.

The property offers light and airy accommodation set over two floors, has gas central heating via a new Vallient gas boiler and uPVC double glazing throughout.

Brief layout comprises of: Dining Room, Lounge, Fitted kitchen, two first floor bedrooms and a Bathroom WC. To the rear of the property is small yard to store your bins.

Ground Floor

Dining Room

17'10" x 10'11" (5.46 x 3.34)

Located to the front elevation of the property having UPVC window, central heating radiator, and access to an under stair cupboard.

Lounge

15'10" x 13'4" (4.84 x 4.08)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Kitchen

12'8" x 7'3" (3.88 x 2.21)

Fitted with a range of base and wall units with laminate work surfaces over and tiled splash backs. Integrated electric oven and gas hob with extractor over and ample space for further free standing appliances if required. UPVC door leads to the rear and UPVC window. Central heating radiator.

First Floor

Landing

Stairs rise from the lounge, access to the loft which is partially boarded out.

Bedroom One

15'6" x 10'11" (4.73 x 3.33)

Spacious and bright bedroom having UPVC window and central heating radiator.

Bedroom Two

13'5" x 8'10" (4.10 x 2.71)

Located to the rear elevation of the property having UPVC window and central heating radiator. Storage cupboard housing the central heating boiler.

Bathroom/wc

Fitted with three piece suite comprising bath with shower head over and glass screen, WC and wash hand basin. Wall mounted vanity unit, central heating radiator and black tile effect lino flooring. Obscured UPVC window.

- Two Reception Rooms
- Town Center Location
- Small Rear Yard

Externally

To the rear of the property is an area to store your bins.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0055-2831-7017-9903-0741>

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

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Limited

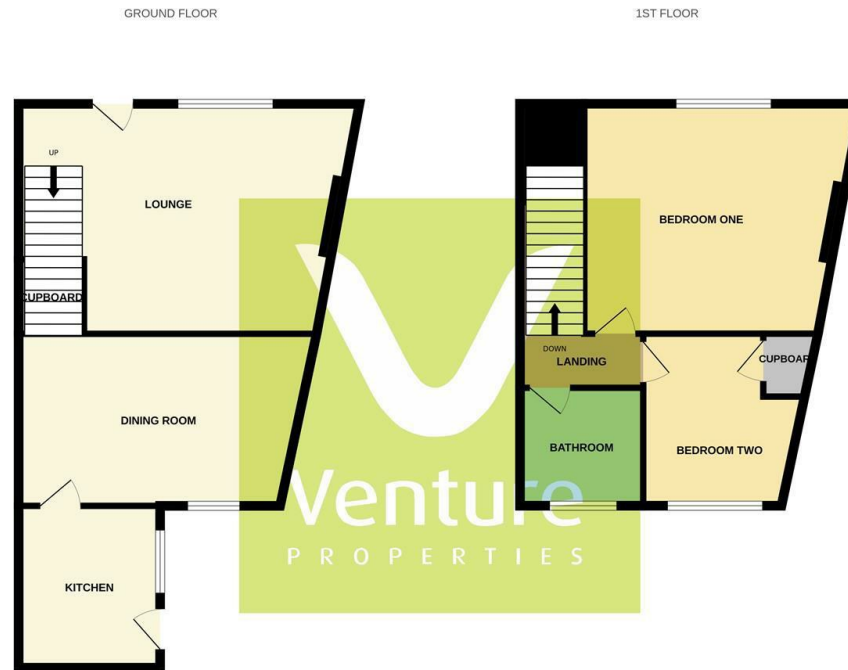
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

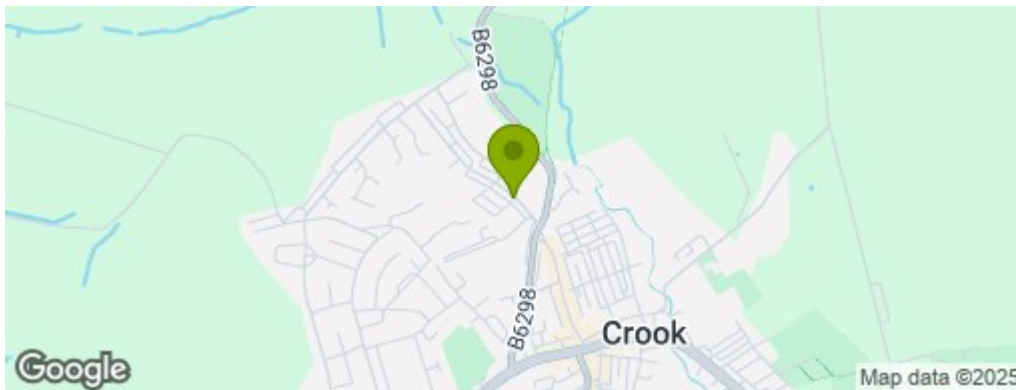
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

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.



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

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com