



**Green Rising**

Hunwick DL15 0JG

**£595 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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# Green Rising

## Hunwick DL15 0JG



- Stunning Two Bedroom Semi
- EPC Grade C
- UPVC Double Glazed

- Beautiful Rear Garden
- Neutral Decor Throughout
- Recently Re-fitted Bathroom

- Extensively Fitted Kitchen
- Gas Central Heating
- Village Location

\*\*\*\*\* No Deposit Available - Subject to Status \*\*\*\*\* A beautiful Two bedroom semi detached property which has a Stunning Fitted Kitchen and recently refitted bathroom. There are good sized Gardens to the front and rear, the rear having a Large Decked Area with lighting, lawns and fish pond. The accommodation includes entrance hallway, lounge, kitchen which is fitted with a range of High Gloss units, landing, two good sized bedrooms and a lovely fitted bathroom/wc with a white suite. We have no hesitation in recommending an early inspection to avoid disappointment.

### Ground Floor

#### Entrance Hallway

UPVC double glazed front entrance door, open plan staircase to the first floor and double central heating radiator

#### Lounge

20' x 11' (6.10m x 3.35m)

UPVC double glazed windows to the front and rear elevation, two central heating radiators and tv point

#### Kitchen

12'06 x 7'04 (3.81m x 2.24m)

Extensively fitted with a range of High Gloss wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, UPVC double glazed window, tiled splash backs, integral appliances including electric oven, gas hob and extractor hood over, dish washer, double central heating radiator, tiled floor, spot lighting and rear entrance door

### First Floor

#### Landing

UPVC double glazed window, central heating radiator and loft access

#### Bedroom One

14'03 x 9' (4.34m x 2.74m)

Two UPVC double glazed windows, central heating radiator, overstairs storage cupboard housing gas boiler

#### Bedroom Two

10'07 x 10 (3.23m x 3.05m)

UPVC double glazed window and central heating radiator

#### Bathroom/wc

Extensively fitted with a white suite including panelled bath with hand shower over, shower screen, wc, pedestal wash hand basin, chrome heated towel rail, opaque UPVC double glazed window, tiled splash backs, tiled floor and spot lighting

#### Exterior

To the front of the property there is an open plan garden which is gravelled with a circular patio area. A side path leads to a lovely rear garden with fence surround, having a large decked patio area with lighting, lawns and a fish pond. To the side of the property there is a coal house and outhouse which has plumbing for a washing machine

#### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8327-7321-1850-0327-8906>

#### 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

Council Tax Amount Band A - £1701 Maximum 2025

EPC Grade - C

Water and Drainage - Mains

Gas and Electric - Mains

Broadband Available - Ultra Fast broadband is available (Highest available download speed: 10000Mbps / Highest available upload speed 10000Mbps)

Mobile Signal Coverage Available - Good indoor and outdoor

#### 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.



## Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

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