



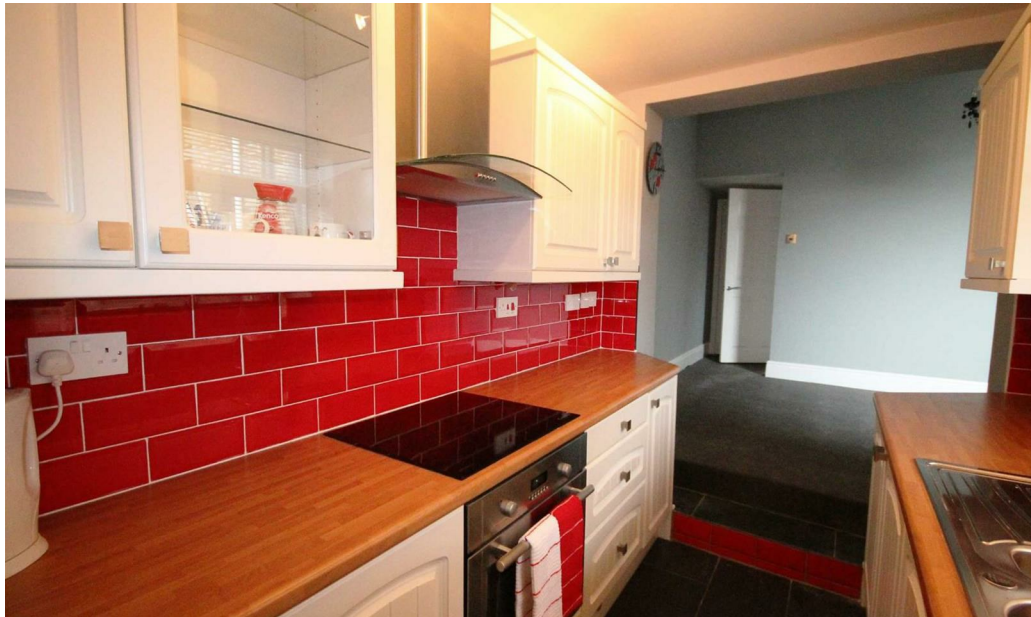
## Hill Terrace

Billy Row DL15 9SR

£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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# Hill Terrace

## Billy Row DL15 9SR



- Available Mid July
- EPC Grade D
- Lovely Fitted Kitchen

- Two Bed Terrace
- Bathroom/wc & Additional WC
- Long Term Rental

- Lounge And Dining Room
- Potential Car Parking Available
- Modern Bathroom Suite

No Deposit Alternative Available - Subject To Status. A lovely two bedroom mid terraced property, which is pleasantly situated in a village location and, in our opinion, ready to move into. The property has two reception rooms as well as a modern kitchen and ground floor bathroom. To the first floor are two good sized bedrooms and a wc. Externally is a block paved yard and hard standing and timber garage over the rear lane. Viewing is highly recommended to appreciate this lovely home.

### Ground Floor

#### Entrance Hallway

Front entrance door, staircase to the first floor and tiled floor

#### Lounge

142 x 119 (4.32m x 3.58m)

UPVC double glazed window to the front elevation, contemporary fireplace gas fire (disconnected) with marble surround and chrome inset, tv point. Double central heating radiator.

#### Dining Room

152 x 79 (4.62m x 2.36m)

UPVC double glazed window to the rear elevation, double central heating radiator, large understairs storage cupboard with cloak hooks. Open through to:

#### Kitchen

911 x 64 (3.02m x 1.93m)

With a modern range of White wall and base units with coordinating laminate work surfaces over, inset one and a half bowl sink unit with mixer tap, red tiled splashbacks, integrated electric oven and hob, extractor hood over, plumbing and space for washing machine, black tiled flooring, kick space heater, under unit lighting and kick board lighting. UPVC double glazed window to the side elevation.

#### Rear Entrance Hallway

UPVC double glazed rear entrance door, tiled floor, and ample space for a fridge freezer. Vertical wall mounted electric radiator

#### Bathroom/wc

Fitted with a white suite including panelled bath with chrome hand shower and electric shower over, shower screen, wc, wash hand basin, opaque UPVC double glazed window, chrome heated towel rail, tiled floor, tiled splashbacks, towel rail, laminated panelled ceiling

#### First Floor

#### Landing

Wall light point and access to all rooms

#### Bedroom One

143 x 1111 (4.34m x 3.63m)

UPVC double glazed window to the front elevation, central heating radiator, two built in cupboards, loft access with pull down ladder. This room will be fully redecorated and carpeted.

#### Bedroom Two

100' x 79' (3.05 x 2.36)

UPVC double glazed window to the rear elevation, central heating radiator, built in cupboard housing combi boiler. A new carpet will be laid in this room.

#### Cloakroom/wc

Fitted with a contemporary suite including WC, circular wash hand basin in modern vanity unit with chrome tap, tiled floor and extractor fan

#### Exterior

To the front of the property is a gravelled forecourt with walled and gated boundary. To the rear is a block paved yard and security lighting. Across the lane there is the possibility of parking for one vehicle.

#### 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.

#### Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

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#### 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 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: EE - Variable in home but good out door

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

Energy Performance Certificate Grade D

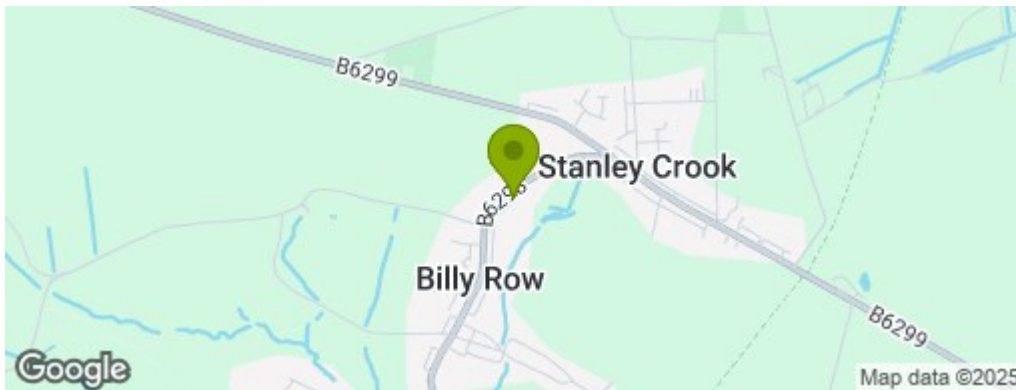
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

#### Disclaimer

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## Property Information

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