



Station Houses

Howden Le Wear DL15 8EU

£600 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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Station Houses

Howden Le Wear DL15 8EU



- Well Presented Two Bedroom End Terrace
- EPC Grade D
- Well Appointed Bathroom/wc

Nestled in the charming village of Howden Le Wear, Crook, this substantial end terrace house offers a delightful blend of modern living and traditional character. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The newly fitted kitchen is a standout feature, designed with both style and functionality in mind, making it a perfect space for culinary enthusiasts.

This lovely home comprises two well-proportioned bedrooms, ideal for a small family or those seeking a comfortable living space. The newly fitted bathroom suite adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

Situated on a quiet side street, this property benefits from a peaceful environment while still being within easy reach of local amenities. The location is perfect for those who appreciate a tranquil lifestyle without sacrificing accessibility.

Viewing is essential to fully appreciate the quality and charm this home has to offer. Don't miss out on the chance to make this delightful property your new home.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, laminated floor, staircase to the first floor

Lounge

11'7" x 10'8" (3.531 x 3.262)
UPVC double glazed window, central heating radiator, laminated flooring and spot lighting

Dining Room

14'6" x 15'9" (4.443 x 4.801)
UPVC double glazed window, central heating radiator, laminated flooring, spot lighting and understairs cupboard

Kitchen

16'5" x 6'3" (5.007 x 1.922)
Extensively fitted with a range of White wall and base units, laminated working surfaces over, inset single drainer sink unit with mixer tap over, tiled splash backs, electric cooker point, UPVC double glazed window, laminated floor, central heating radiator, spot lighting and UPVC double glazed rear entrance door

Utility Room

7'2" x 6'0" (2.190 x 1.836)
Wall mounted gas boiler, central heating radiator, opaque UPVC double glazed window and laminated floor

First Floor

- Recently Renovated
- Newly Installed Gas Central Heating
- All New Flooring Throughout

Landing

A very good sized space with loft access and walk in storage cupboard

Bedroom One

15'2" x 10'9" (4.631 x 3.286)
UPVC double glazed window to the front elevation, central heating radiator, laminated flooring, fitted storage cupboard

Bedroom Two

12'04" x 11'08" (3.76m x 3.56m)
UPVC double glazed window, laminated floor, central heating radiator and storage cupboard

Bathroom/wc

A very spacious bathroom comprising a newly fitted suite including panelled bath, corner shower cubicle with electric shower being tiled, pedestal wash hand basin, wc, laminated floor, opaque UPVC double glazed window and spot lighting

Exterior

Immediately to the rear of the property there is an enclosed yard

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9340-2616-3190-2729-6171>

EPC Grade D

Other General Information

Tenure: Freehold
Gas and Electricity: Pre Payment
Sewerage and water: Mains
Broadband: We recommend contacting your service provider for further information.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1624.04 (Maximum 2025)
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.
Energy Performance Certificate Grade D

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.

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.

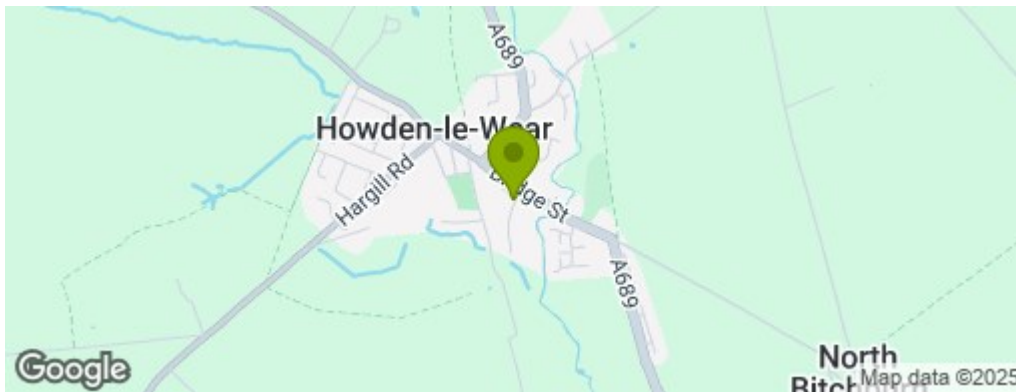
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. The dimensions, contents and appearance shown here are not to be relied upon and no guarantee as to their accuracy or efficiency can be given. Made with Metaplan 12/2024



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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