



Front Street

Sunnyside DL13 4LW

£500 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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Front Street

Sunniside DL13 4LW



- Two Bedroom Terraced Cottage
- EPC GRADE D
- Gas Central Heating

- Renovated
- Village Location
- Utility Area To Rear

- Ready To Move into
- Country Views & Local Walks
- Enclosed Gravelled Garden Area

Presenting an immaculate terraced cottage To Let, this property is ideally suited for first time renters seeking a comfortable and tastefully finished home in a quiet village setting. The home has been fully renovated throughout, offering a modern standard of living amidst peaceful surroundings.

The accommodation comprises two generous double bedrooms, providing ample space for personal retreat or flexible guest arrangements. The newly fitted bathroom is modern, featuring contemporary fixtures and a stylish finish that adds to the overall sense of quality within the property.

A bright, south facing garden is a wonderful feature, offering outdoor space that benefits from sunlight throughout the day and excellent countryside views to the rear. This setting is ideal for relaxing or entertaining whilst enjoying the picturesque outlook.

Situated in a tranquil village with beautiful walking routes nearby, this cottage presents a rare blend of rural charm and modern living. It is positioned within Council Tax Band A, making it an economical choice for those looking to take their first step on the property ladder.

This property provides a ready-to-move-into solution with the advantages of a peaceful location and attractive rural vistas. Internal inspection is highly recommended to fully appreciate everything on offer.

Entrance porch

Via upvc door.

Lounge

14'11" x 13'1" (4.55 x 3.99)

With feature inglenook fireplace with tiled hearth, central heating radiator and uPVC double glazed window to front.

Kitchen

6'10" x 7'1" (2.099 x 2.180)

With fitted wall and base units with contrasting work surfaces over, black sink unit with mixer tap, slot for electric oven with extractor above, tiled splash backs and uPVC double glazed window to rear.

Inner Hallway and Stairs

Having central heating radiator and stairs to first floor.

Rear Lobby/Utility Room

Having work surface and plumbing for washing machine, wall mounted gas boiler and uPVC double glazed window and door to rear.

First Floor

Landing

Bedroom One

15'1" x 11'4" (4.609 x 3.474)

Having central heating radiator and uPVC double glazed window to front.

Bedroom Two

10'5" x 6'2" (3.198 x 1.888)

Having central heating radiator and uPVC double glazed window to rear.

Bathroom

Fitted with a modern white suite comprising of panelled bath with mains shower and screen over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

Externally

Externally to the rear is an enclosed gravelled garden with fence.

Agents Note

It is our understanding the neighbouring properties have a right of access through the archway, down the side of the property to the rear to access the back lane. We would suggest a solicitor to look into this during the conveyancing process. A copy of the plan is available upon request.

There is also a right of way through the enclosed garden area by neighbouring properties.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9368-6041-6294-5441-8964>
EPC grade D

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.

Other General Information

Tenure: freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 75 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We recommend speaking to your provider

Council Tax: Durham County Council, Band: A Annual price: £1624.04 (Maximum 2024)

Energy Performance Certificate Grade: D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very Low risk of surface water flooding, flooding from rivers and 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.

Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

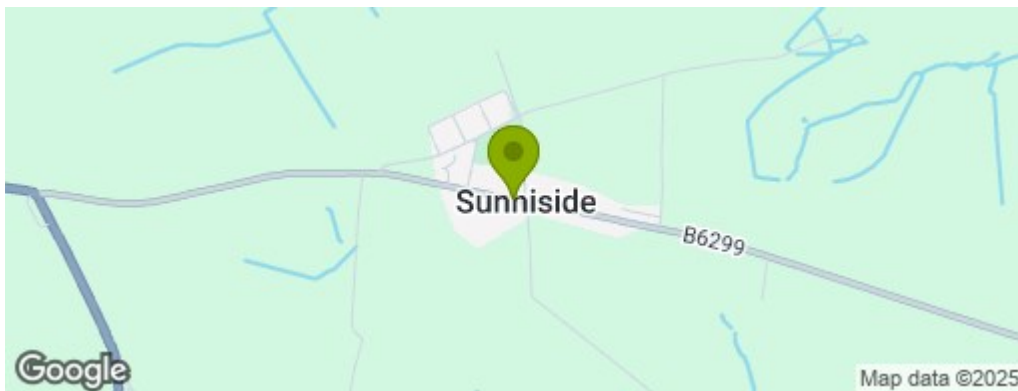
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

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

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