



## School Street

Howden Le Wear DL15 8HJ

£495 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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# School Street

## Howden Le Wear DL15 8HJ



- Available Furnished, Part Furnished or Unfurnished
- EPC Grade D
- UPVC Double Glazed

- Quaint One Bed Property
- Village Location
- Lovely Fitted Kitchen

- Terraced Property
- Gas Central Heating
- Stone Fronted

A quaint one bedroomed stone fronted mid terraced property situated away from the main road in Howden Le Wear. The property has UPVC double glazing and gas central heating via combi boiler.

The accommodation comprises: entrance hallway with stairs to the first floor, a lovely well planned lounge with feature Inglenook fireplace and a lovely fitted kitchen. Whilst to the first floor there is a good sized bedroom, landing and a good sized bathroom/wc. Don't hesitate to book your viewing today.

### Ground Floor

#### Entrance

UPVC entrance door, wall mounted cupboard housing electric meter, stairs to first floor

#### Lounge

14'11 x 13'8 (4.55m x 4.17m)

Two UPVC double glazed windows, central heating radiator, large, feature Inglenook style fireplace with stone mantle, surround and hearth, tv point, storage cupboard housing wall mounted gas boiler

#### Kitchen

8'6 x 6'8 (2.59m x 2.03m)

With a range of cream wall and base units with contrasting laminate work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and hob, extractor hood over, UPVC double glazed window, plumbing for washing machine, tiled splashbacks, vinyl flooring, Timber and glazed rear entrance door

### First Floor

#### Landing

UPVC double glazed window, door to storage cupboard, loft hatch

#### Bedroom

14'0 x 10'7 (4.27m x 3.23m)

UPVC double glazed window, central heating radiator, loft hatch

#### Bathroom/WC

Panelled bath with mains shower over, wc, wash hand basin, chrome heated towel rail, extractor fan, opaque UPVC double glazed window, tiled splash backs

### Externally

There is an enclosed yard to the rear

### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2469-3052-4206-0645-0204>

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.

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains - Smart meter

Sewerage and water: Mains

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

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,705 (Maximum 2025)

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. 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.

### 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.

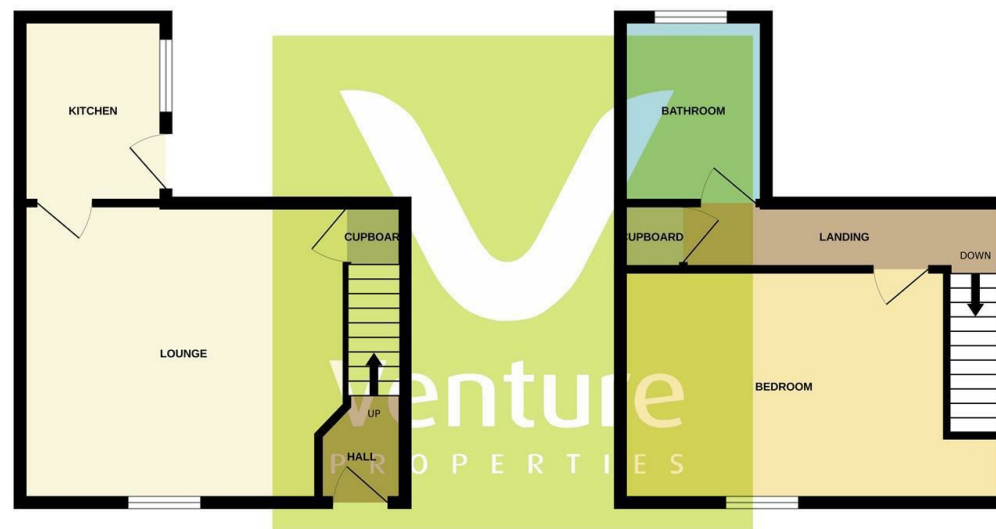
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).



GROUND FLOOR

1ST FLOOR



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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