



Darlington DL2 1QG

£1,200 Per Calendar Month





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# Darlington DL2 1QG



- Barn Conversion
- EPC Rating D

- Hurworth Moor
- Council Tax Band A

- Gardens & Paddock

Rarely available two bedroom detached barn conversion located in the Hurworth Moor area just outside of Darlington within easy reach of Teesside and the A1(M) South. The property is also on the doorstep of the town centre and good transport links.

Freshly decorated throughout. In brief the property comprises Kitchen/Breakfast Room, Lounge, Two Bedroom with En-suite to Bedroom One and a Family Bathroom. The boiler was replaced in 2023.

Externally there is ample off street parking and gardens, together with a paddock.

**Kitchen/Breakfast Room**  
14'11 x 14'01 (4.55m x 4.29m)

**Lounge**  
19'01 x 18'05 (5.82m x 5.61m)

**Bedroom One**  
11'08 x 14'00 (3.56m x 4.27m)

**En-suite**

**Bedroom Two**  
13'10 x 13'03 (4.22m x 4.04m)

**Family Bathroom**

**Externally**

**Externally**

**Paddock**

**Council Tax Band**  
Band A

**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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.\*

\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

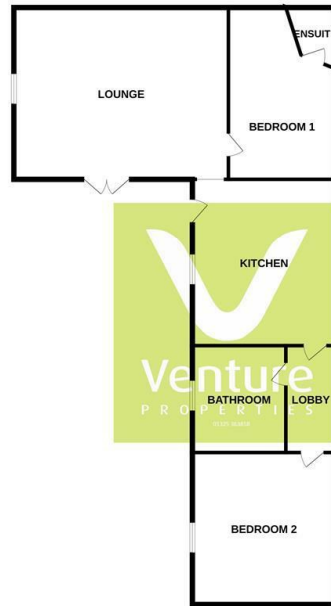
**Deposit (Bond)**

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

**Venture Properties**

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR  
1415 sq.ft. (131.4 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.4 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 misstatement. This plan is for illustrative purposes only and should be used as a guide for only prospective purchase. The architect, planner and developer make no claim to the accuracy or efficiency of the plan. Made with Merge3D



## Property Information

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