



**Hurworth Road**

Darlington DL2 2DA

**£1,200 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Hurworth Road

Darlington DL2 2DA



- Four Bedrooms
- Refurbished
- Furnished or Unfurnished

- Detached
- EPC Rating C
- Off Street Parking

- Hurworth
- En-Suite
- Close to riverside walks

AVAILABLE UNFURNISHED FOR £1,200PCM OR FULLY FURNISHED FOR £1,400PCM

An extremely rare opportunity to rent this contemporary detached property in the sought after village of Hurworth, 4 miles to the south of Darlington. The property enjoys two reception rooms, four bedrooms and two bathrooms spread out over three floors.

Situated a stone's throw away from the River Tees, the property is close to bus stops, the Doctors' surgery and pharmacy. The village is also home to a Spar shop, several pubs and restaurants, dentist and physiotherapists.

A perfect family home, the property is also close to highly regarded Croft Primary School, Hurworth Primary School and Hurworth Secondary School.

## Entrance Hall

## Lounge

16'0" x 12'11" (4.90m x 3.94m)

## Dining Room

14'0" x 9'6" (4.29m x 2.90m)

## Kitchen

10'4" x 9'8" (3.15m x 2.97m)

## First Floor

## Bedroom 1

16'0" x 12'11" (4.88m x 3.94m)

## En-suite

## Bedroom 2

14'2" x 10'7" (4.34m x 3.23m)

## Family Bathroom

## Second Floor

## Bedroom 3

12'4" x 11'6" (3.78m x 3.53m)

## Bedroom 4

12'4" x 11'6" (3.78m x 3.53m)

## Bathroom

## Externally

## Council Tax

Band E

## 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.

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.

## 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 as an

alternative to paying the traditional deposit of 5 weeks' rent. 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.

## Deposit (Bond)

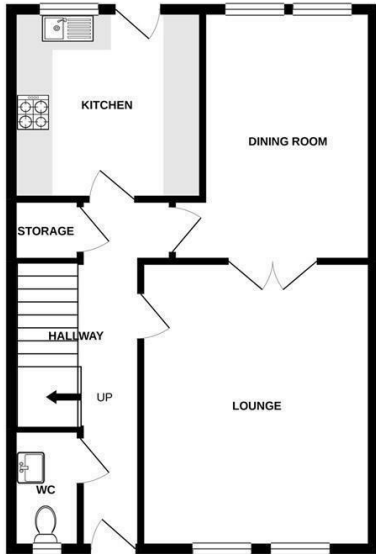
The deposit (bond) amount is equivalent to 5 weeks' rent.

## Venture Properties

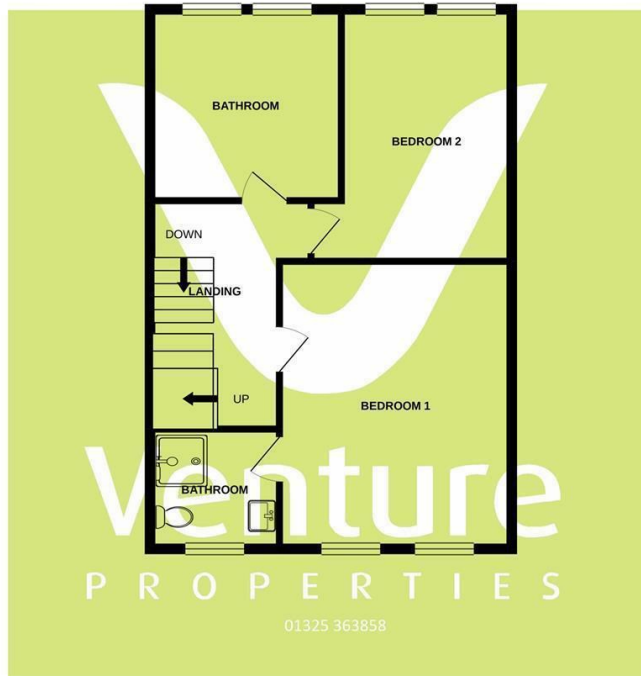
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you 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.



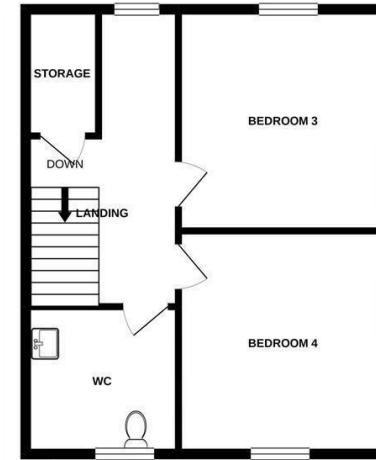
GROUND FLOOR



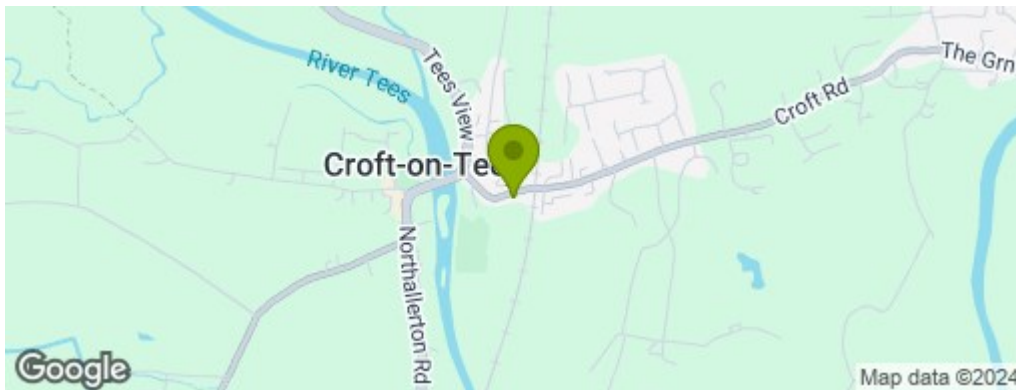
1ST FLOOR



2ND 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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