



Columbia Street

Darlington DL3 6HB

£695 Per Calendar Month





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Columbia Street

Darlington DL3 6HB



- 2 double bedrooms
- Brand new kitchen and bathroom
- Easy reach of town centre

- 2 reception rooms
- New floors and decor
- Council Tax Band A

- Fully renovated throughout
- Close to hospital
- Early viewing essential

A stunning, fully renovated, two bedroom mid-terrace property in the popular Denes area of Darlington, just two minute's walk from the hospital and within easy reach of the town centre.

Having undergone a full refurbishment, the property boasts brand new kitchen and bathroom, as well as new flooring and decor throughout.

Generous living accommodation provides two reception rooms and kitchen (with integrated fridge freezer) on the ground floor, with two double bedrooms and large bathroom on the first floor. Externally there is a yard to the rear of the property.

Early viewing is essential to avoid disappointment.

Council Tax Band A

Entrance Vestibule

Lounge

14'11" x 12'9" (4.553 x 3.892)

Dining Room

12'9" x 7'11" (3.892 x 2.435)

Kitchen

9'7" x 7'6" (2.929 x 2.296)

First Floor

Bedroom 1

12'11" x 10'8" (3.940 x 3.254)

Bedroom 2

8'11" x 8'0" (2.743 x 2.441)

Bathroom

8'1" x 9'6" (2.478 x 2.904)

Externally

Council Tax

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)

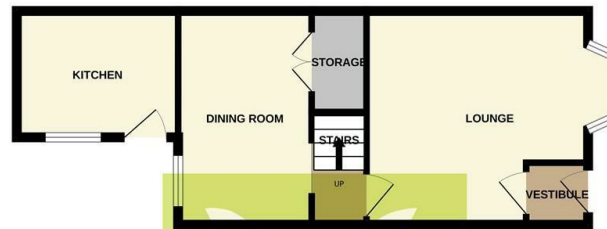
The deposit (bond) amount is equivalent to 5 weeks' rent.

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.

www.venturepropertiesuk.com

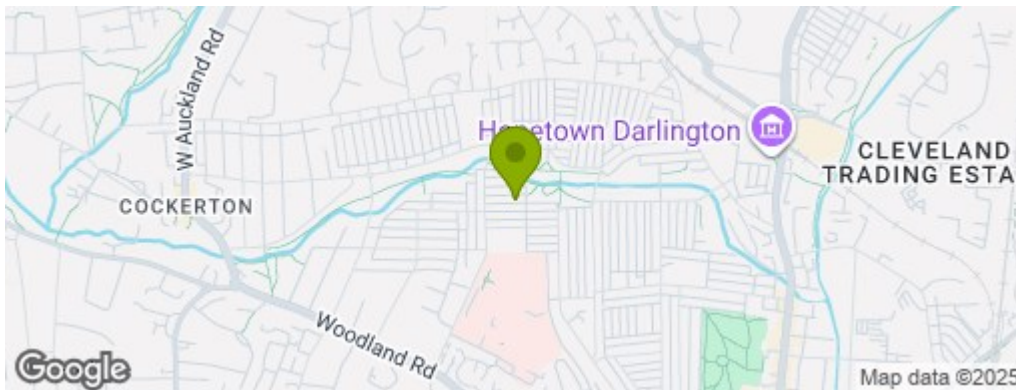
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given.
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Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
enquiries@venturepropertiesuk.com