



**Zetland Street**

Darlington DL3 0NG

**£675 Per Calendar Month**



**Venture**  
PROPERTIES



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# Zetland Street

## Darlington DL3 0NG



- 2 double bedrooms
- Fully refurbished
- North Road/Harrowgate Hill area

- 2 reception rooms
- Stunning kitchen
- Close to amenities & schools

- 2 bathrooms
- Forecourt
- Easy access to A1(M) and A66

A fully refurbished, larger than average, two bedroom, end terraced property in the North Road/Harrowgate Hill area of Darlington.

The property is deceptively spacious and offers generous living accommodation throughout with two reception rooms, two bathrooms and two double bedrooms. To the front is a forecourt and to the rear is a yard.

Council Tax Band A

### Entrance Vestibule

### Lounge

16'3" x 12'3" (4.964 x 3.754)

### Dining Room

17'2" x 9'6" (5.256 x 2.911)

### Kitchen

12'10" x 6'4" (3.931 x 1.934)

### Rear Lobby

### Shower Room

### First Floor

#### Bedroom 1

15'2" x 10'4" (4.638 x 3.162)

#### Bedroom 2

11'0" x 10'8" (3.371 x 3.255)

### Bathroom

### Externally

#### Deposit (bond)

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

#### Deposit - Rent without a deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Deposit, 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 Deposit will be the minimum payment of £150. If the rent is £750, the Deposit 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 Deposit 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).

#### 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.\*

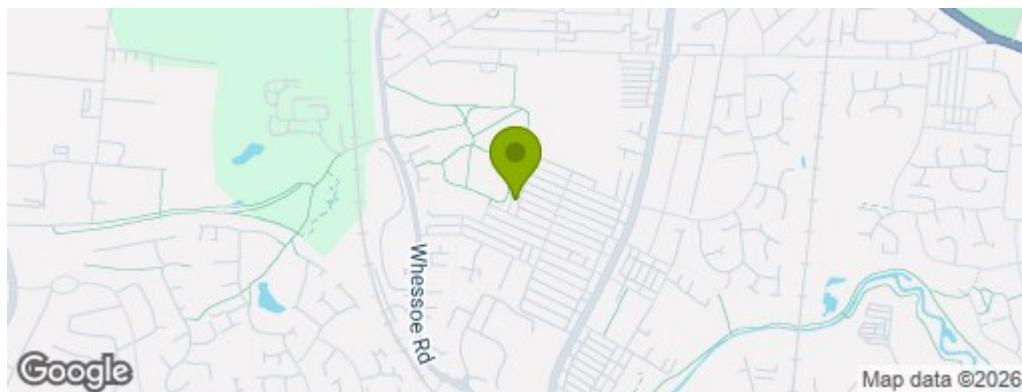
\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not to scale. Venture Properties Ltd. accept no responsibility for any dimension or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service and structural drawings have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
Made with ArchiCAD 22/20



## Property Information

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