

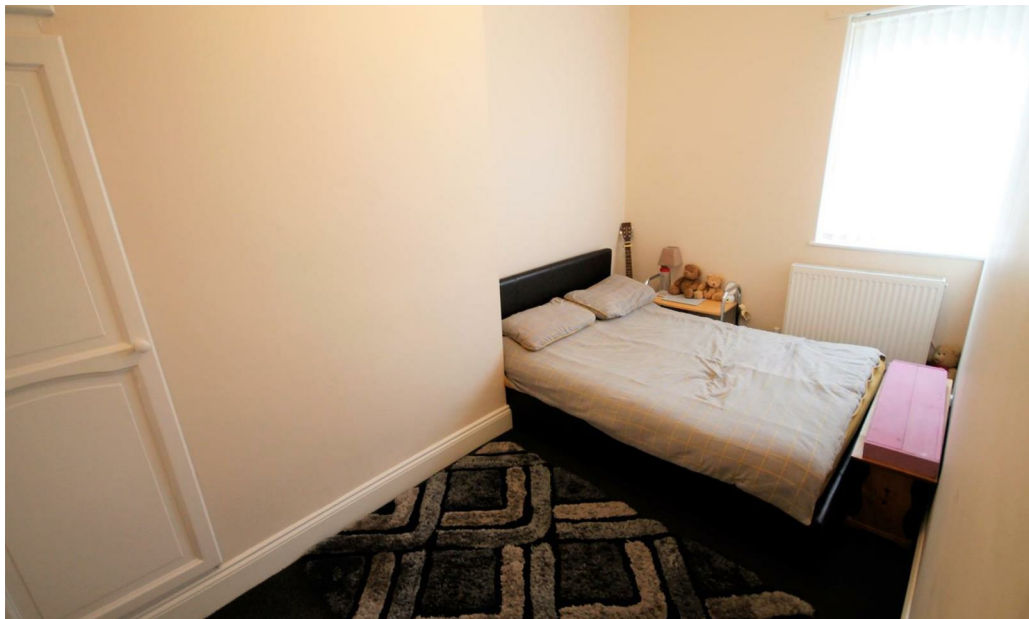
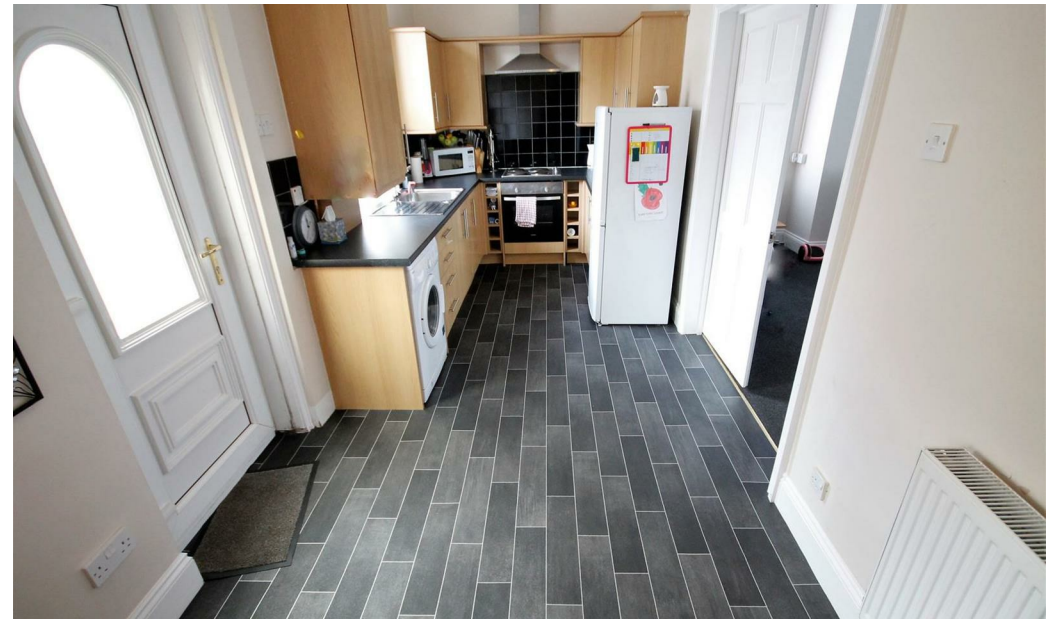


## Dean Street

Langley Park DH7 9SJ

£650 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.



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# Dean Street

Langley Park DH7 9SJ



- Spacious end terraced house
- EPC RATING D
- Spacious kitchen

- Three bedrooms
- Well presented
- Bathroom with white suite

- Garage
- Large reception room
- Combi gas central heating

Venture Properties are delighted to offer to rent on an unfurnished basis this very spacious, three bedroom house with garage, located on the outskirts of the village of Langley Park.

The generous floor plan comprises of an entrance hall leading in to the spacious open plan living and dining room and a large modern kitchen. To the first floor are two double bedrooms, a further well proportioned single bedroom and bathroom/WC. Externally there are low maintenance gardens to the front and rear, as well as a garage. The property is warmed via a combi gas central heating boiler and has UPVC double glazing throughout.

Langley Park offers a range of local amenities including a primary school, shops and cafes. There are excellent road and public transport links to Durham City.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor and radiator.

### Living and Dining Room

18'11" x 15'7" (5.78 x 4.75)

Large reception room with UPVC double glazed windows to the front and side, coving, radiator and understairs cupboard. Having double doors to the kitchen.

### Kitchen

19'1" x 7'5" (5.83 x 2.28)

Fitted with a range of wall and floor units having contrasting

work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and electric hob with extractor over and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, further opaque window to the rear, coving, radiator, cupboard housing the combi gas central heating boiler and UPVC double glazed door to the rear yard.

## FIRST FLOOR

### Landing

With access to the loft.

### Bedroom One

13'3" x 7'7" (4.05 x 2.33)

With a UPVC double glazed window to the front, coving, radiator and storage cupboard.

### Bedroom Two

10'11" x 10'2" (3.34 x 3.10)

Having a UPVC double glazed window to the rear, coving, radiator and storage cupboard.

### Bedroom Three

10'7" x 7'9" (3.24 x 2.38)

Having a UPVC double glazed window to the front, coving, radiator and storage cupboard.

### Bathroom/WC

6'9" x 6'9" (2.08 x 2.07)

Fitted with a white suite comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having tiled splashbacks, coving, radiator and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is a small, enclosed, low maintenance garden, whilst to the rear is an enclosed yard with gated access.

## GARAGE

Having an up and over door and door to the rear yard.

## 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.

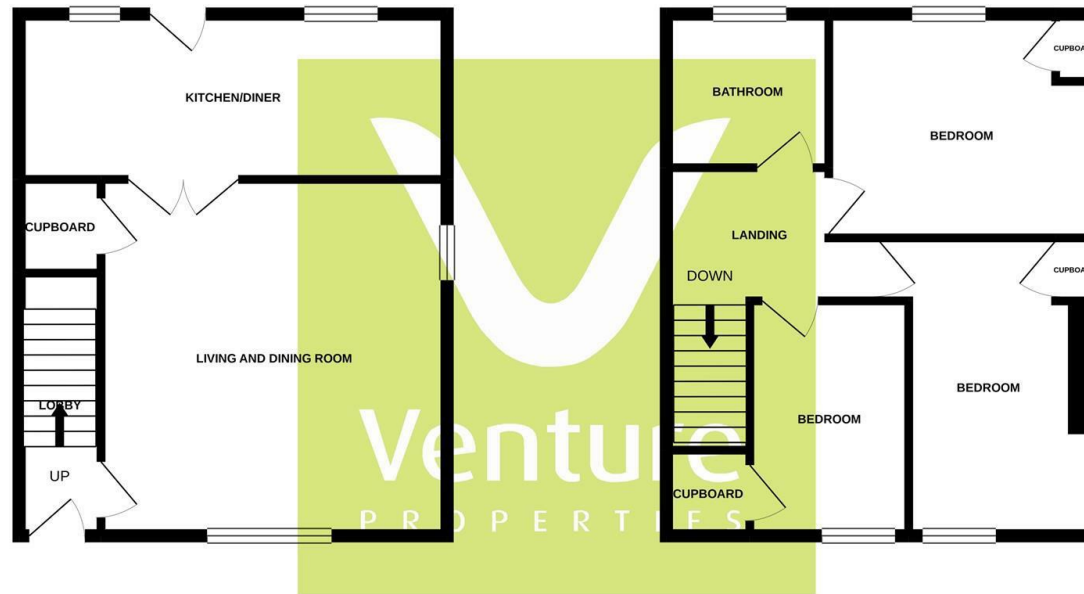
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

## Bond / Deposit

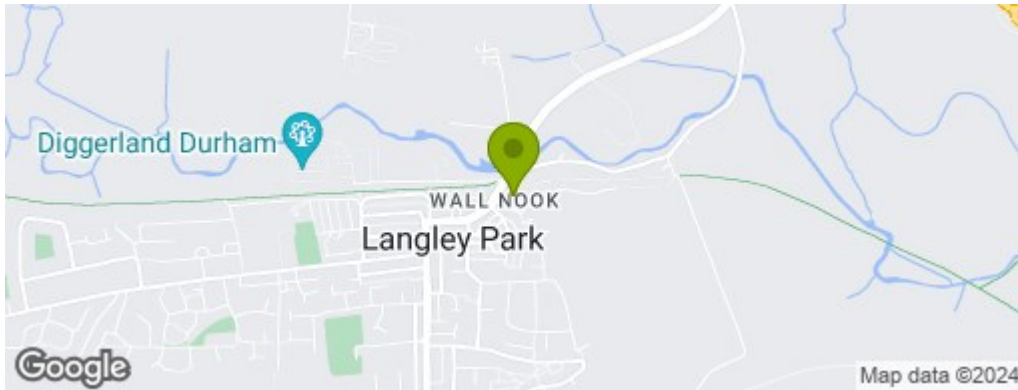
The security deposit (bond) amount is equivalent to 4 weeks rent.

GROUND FLOOR

FIRST 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

EPC RATING - D : COUNCIL TAX BAND - A : UNFURNISHED

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