



South View

Ushaw Moor DH7 7PS

£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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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South View

Ushaw Moor DH7 7PS



- Available beginning of March 2025
- EPC RATING - E
- Popular location

- Modern kitchen
- Decorated in a neutral style throughout
- Central location close to all amenities

- Modern bathroom
- Open views to the front
- Around 4 miles from Durham City centre

****NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY ****

This two bedroom mid terrace home is perfect for single occupants, couples or a small family. It occupies an elevated position with extended views to the front and is also situated in a central location close to all amenities.

Heated via a modern gas central heating boiler and having double glazing, the property is neutrally decorated throughout and provides modern accommodation that comprises of an entrance hall, spacious living room with useful storage cupboard and refitted kitchen with stainless steel appliances and dining space. To the first floor are two double bedrooms and a stylish refitted bathroom. Externally there is an enclosed garden to the front and an enclosed yard to the rear.

Properties of this nature prove very popular, therefore early viewing is highly recommended.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor and a door to the living room.

Living Room

17'0" x 14'1" (5.20 x 4.30)

Entered via UPVC door. Having a UPVC double glazed window to the front, a feature fireplace with electric fire and a radiator.

Open Plan Kitchen & Dining Area

17'0" x 8'6" (5.20 x 2.60)

With two UPVC double glazed windows to the rear and a UPVC door to the rear yard.

The kitchen has been refitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, a built in stainless steel sink and drainer unit and hob with stainless steel extractor, plumbing for a washing machine machine, a fridge/freezer space and unit housing the combi gas central heating boiler. The dining area has carpet and a radiator.

Further Diner Image

FIRST FLOOR

Master Bedroom

14'5" x 14'1" (4.40 x 4.30)

A generous double bedroom with a UPVC double glazed window to the front with extensive views and a radiator.

Bedroom Two

10'5" x 7'10" (3.20 x 2.40)

A further double bedroom with a UPVC double glazed window to the front and a radiator.

Bathroom/WC

7'10" x 6'6" (2.40 x 2.00)

Refitted with a modern white suite comprising of a panelled bath with mains fed shower over, a hand wash basin inset to a vanity unit and WC. Having a UPVC double glazed opaque window to the rear, extractor fan and heated towel rail.

EXTERNAL

To the front of the garden is a low maintenance garden, whilst to the rear is an enclosed courtyard with access gate.

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.

Reposit - Rent Without a Deposit

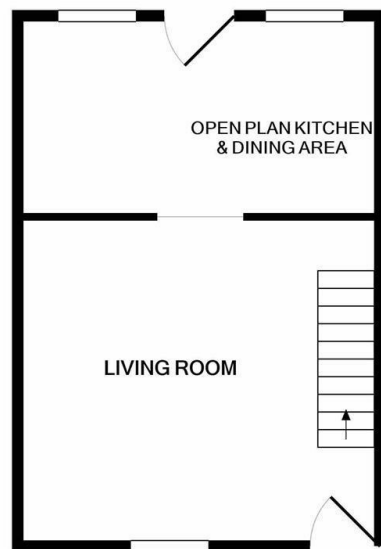
This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

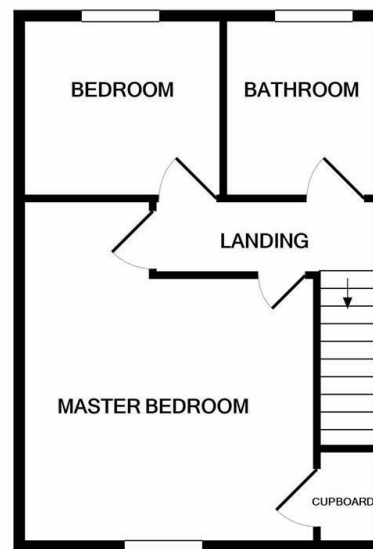
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - E: COUNCIL TAX BAND - A : UNFURNISHED

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