



Cooks Cottages

Ushaw Moor DH7 7PH

£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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Cooks Cottages

Ushaw Moor DH7 7PH



- Three bedrooms
- EPC RATING C
- Popular location

- Low maintenance garden
- Modern kitchen
- Walking distance to local amenities

- Newly decorated and new carpets
- Combi gas central heating
- Around 3 miles from Durham City

* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY *

Venture Properties are delighted to offer for rent on an unfurnished basis, this spacious and well presented, three bedroom terraced home situated in a popular location within the village of Ushaw Moor. Having been newly decorated and with new carpets, the property is ready to move in immediately.

The accommodation, enhanced by combi gas central heating and UPVC double glazing, comprises of an entrance porch opening in to the living room with feature fireplace, a kitchen which is fitted with a comprehensive range of units and a breakfast bar, a rear lobby and bathroom/WC. To the first floor, the landing leads to three good sized bedrooms and has access to the loft. Externally there is an enclosed, low maintenance garden to the rear.

Ushaw Moor enjoys a wide range of local amenities including both primary and secondary schools, as well as shops and a pub. There are good road and public transport links to Durham City which lies approximately 3 miles distant.

GROUND FLOOR

Entrance Porch

Entered via UPVC door. Having a UPVC double glazed window to side and tiled flooring.

Living Room

16'4" x 12'9" (5.00 x 3.91)

Spacious reception room with a UPVC double glazed window to the front, a feature fireplace housing a gas fire, staircase to the first floor and radiator.

Kitchen

12'9" x 8'1" (3.91 x 2.47)

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 electric oven and hob with stainless steel extractor hood and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, a breakfast bar, partly tiled walls, radiator and tiled flooring.

Rear Lobby

With a UPVC external door, a storage cupboard, partly tiled walls and tiled floor.

Bathroom/WC

6'8" x 5'8" (2.04 x 1.75)

White three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and low level WC. Having partly tiled walls, tiled floor, a UPVC double glazed opaque window to the rear, radiator and cupboard housing combi boiler.

FIRST FLOOR

Landing

Having ladder access to a boarded loft space.

Bedroom One

12'9" x 9'8" min (3.91 x 2.95 min)

Double bedroom with a UPVC double glazed window to the front, two fitted wardrobes, laminate flooring and radiator.

Bedroom Two

11'8" x 9'7" (3.56 x 2.94)

Double bedroom with a UPVC double glazed window to the rear, laminate flooring and radiator.

Bedroom Three

12'5" x 6'9" (3.79 x 2.06)

Further well proportioned bedroom with a UPVC double glazed window to the rear, laminate flooring and radiator.

EXTERNAL

To the rear of the property is an enclosed, low maintenance garden with decked patio area.

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 Deposit

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

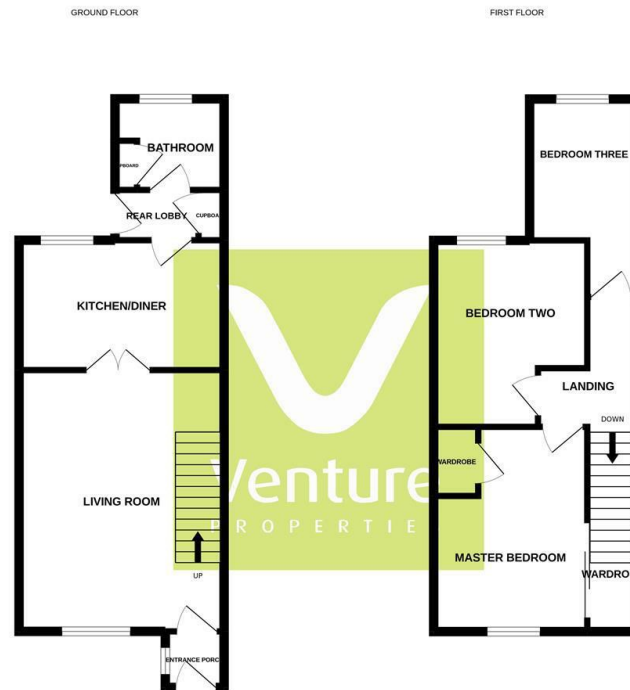
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

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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While 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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The accuracy of the floorplan is not guaranteed and no guarantee is given as to their suitability or efficiency can be given. Made with Metaplan C1002



Property Information

EPC RATING - C COUNCIL TAX BAND - A UNFURNISHED

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com