



Grey Ridges

Brandon DH7 8QL

£700 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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Grey Ridges

Brandon DH7 8QL



- Three bedroom semi detached house
- EPC RATING - C
- Easy access and transport links to Durham City

- Master bedroom with ensuite
- Stylish refitted bathroom
- Low maintenance gardens

- Modern kitchen
- Close to local amenities
- Off street parking

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

Venture Properties are delighted to offer for rent on an unfurnished basis, this well presented and much improved three bedroom semi detached property. Having been refurbished to a high standard, the property has a floor plan comprising of an entrance hallway with stairs to the first floor, living room opening to the modern refitted kitchen/diner with an excellent range of units, rear lobby and a stylish refitted bathroom with shower. To the first floor there are three well proportioned bedrooms, the master with an ensuite shower room. Externally there are gardens to three sides and a gravelled driveway providing off street parking.

There are a range of local shops and amenities available within Brandon including a primary school. There is easy road access and public transport links to Durham City which is located approximately three miles away.

GROUND FLOOR

Hall

Entered via composite door. With stairs leading to the first floor and radiator.

Living Room

14'5" x 12'11" (4.40 x 3.96)

Having a UPVC double glazed window to the front, feature chimney breast wall and radiator.

Kitchen

11'8" x 8'10" (3.58 x 2.71)

Fitted with a range of modern base units finished in a modern grey with contrasting worktops incorporating a stainless steel and drainer unit with mixer tap, a built-in stainless steel oven, hob and extractor. Further features include a wall mounted gas fired combi boiler, attractive glazed tiling to splash and work areas, a UPVC double glazed window to the rear and radiator.

Rear Lobby

With a UPVC double glazed door giving access to the side of the property, radiator and storage cupboard.

Bathroom/WC

5'4" x 5'2" (1.64 x 1.59)

Fitted with a contemporary white suite comprising of a panelled bath with mains

fed shower over, a hand wash basin inset to a vanity unit and WC. Having attractive modern glazed tiling to all four walls, extractor fan, a UPVC double glazed opaque window and chrome heated towel rail.

FIRST FLOOR

Landing

With access to the loft and UPVC double glazed window to the side.

Bedroom One

14'7" x 9'9" (4.47 x 2.99)

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

Ensuite

5'1" x 4'6" (1.55 x 1.38)

Newly fitted with a stylish suite comprising of a double width shower enclosure with mains fed shower and WC.. Having attractive modern glazed tiling and recessed spotlighting.

Bedroom Two

12'4" x 8'6" (3.77 x 2.60)

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

Bedroom Three

9'1" x 9'1" (2.78 x 2.78)

With a UPVC double glazed window to the side and radiator.

EXTERNAL

To the front of the property is a lawned garden and a gravelled driveway to the side providing off street parking, whilst to the rear is a further enclosed, low maintenance garden.

AGENTS NOTES

Please note the photos used were taken before the current tenant moved into the property.

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 month's 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.

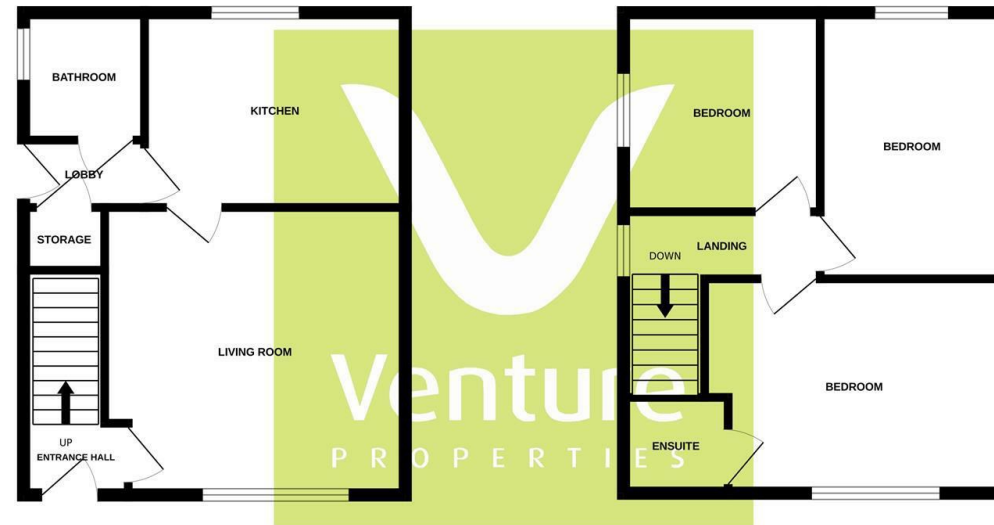
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available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

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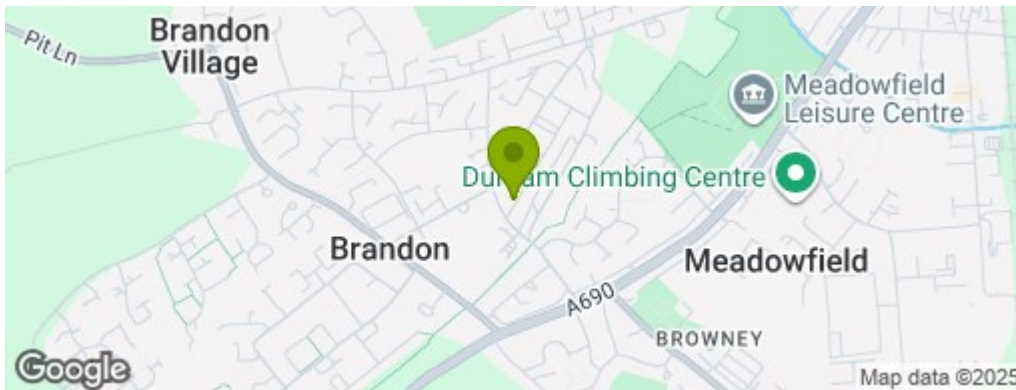
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GROUND FLOOR

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.
Made with Metropix 6/2024



Property Information

EPC RATING - C COUNCIL TAX BAND - A UNFURNISHED

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