



Hawthorn House, Shildon, County Durham, DL4 2QD
£1,200 pcm £1,384 deposit

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Hawthorn House is a striking four bedroom double fronted property with extensive living accommodation set in a private location on the outskirts of Shildon.

- Detached farmhouse
 - Large kitchen
- Two reception rooms
 - Four bedrooms
 - Two bathrooms
 - Large garden
 - Countryside views
- Energy Performance Rating E

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www.vickersandbarrass.co.uk

LOCATION

Sildon is a small town in County Durham which has a range of shopping and recreational facilities including the Locomotion Museum. The town has four primary schools with further schools, shopping and recreational facilities being found at the larger nearby towns of Bishop Auckland and Newton Aycliffe.

For the commuter, the A1(M) is approximately 10 minutes away from the property and train stations can be found at Bishop Auckland and Darlington, with international airports at Teesside and Newcastle.

DESCRIPTION

Entering the property via the front door to the hallway, doors radiate to the living accommodation. Hawthorn Farmhouse has two reception rooms lying at the front of the property both having tiled fireplaces and dual aspects to the front and sides of the house and over the garden. The kitchen lies at the rear and is a spacious room with a range of cream base units and appliances including a Rayburn Royal Range cooker, integrated oven with electric hob and extractor fan over and stainless-steel sink with an outlook to the rear. From the kitchen is a good-sized utility room with a range of units and door allowing access to the rear of the property. There's is a ground floor WC and wash hand basin accessed from the hallway. The hallway continues to a further three rooms that provide excellent storage space.

Stairs rise to the first floor, there are four double bedrooms that enjoy great views over the fields beyond the property. The property has two bathrooms, the main bathroom has a freestanding roll-top bath, WC, wash hand basin and useful airing cupboard. The second has a large shower and wash hand basin with the WC being in a separate room. There is another good-sized room that doesn't have heating to it but is a useful storage space.

Externally there are large mature gardens wrapping around the front and sides of the property with a yard to rear and space for vehicle parking.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E 47.

COUNCIL TAX BAND

Durham County Council Tax Band D

SERVICES

The property is served by oil boiler, mains electricity and water, and a septic tank.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

what3words: ///likes.zoos.releasing

MATERIAL INFORMATION

It is understood that the property can receive a standard broadband connection and good mobile phone coverage.

INFORMATION FOR TENANTS

It is available unfurnished on an Assured Shorthold Tenancy for a minimum term of six months, rent is payable monthly in advance by direct debit. In addition to the monthly rent you will be required to pay a deposit which is equivalent to 5 weeks rent. Payments to other third parties, such as Council Tax and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.

TENURE

We are informed by the current landlord that the property is held freehold.

DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA PropertyMark. For further information of membership please contact the agent direct.

REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first months rent and deposit must be made by cleared funds before the commencement date.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – March 2024
Photographs taken – February 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. 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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