







## THORNGATE

A spacious three storey mid town house with lots of character, with entrance porch, living room and a stylish fitted kitchen with integrated appliances including a dishwasher, five ring gas hob and a double electric oven. To the first floor there are two bedrooms and the family bathroom and to the top floor there is the main bedroom which has built in wardrobes and ensuite shower room and there is a further bedroom.

Externally there is a low maintenance rear garden with storage shed.

## LOCATION

Barnard Castle is a buoyant market town in the heart of Teesdale with good primary and secondary schools, a myriad of shops, cafes, pubs, bars and restaurants. Located 16 miles from Darlington and the A1 and within 4 miles of the A66 making it a great place for commuting.

## IMPORTANT INFORMATION

Postcode: DL12 8QB.

Style of property: Three storey town house.

Council tax band: B. Durham County Council.

EPC Rating: D.

Heating type: Gas central heating.

Parking: There is no allocated parking with the property.

Appliances included: Integrated double electric oven, five ring hob and extractor, dishwasher.

Pets: One small pet will be considered subject to an extra £25 rent pcm.

Term: The landlord is looking for long term tenants.



Available from: Immediately.

What3words: ///represent.margin.educated

**WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND....**

IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £36,000.

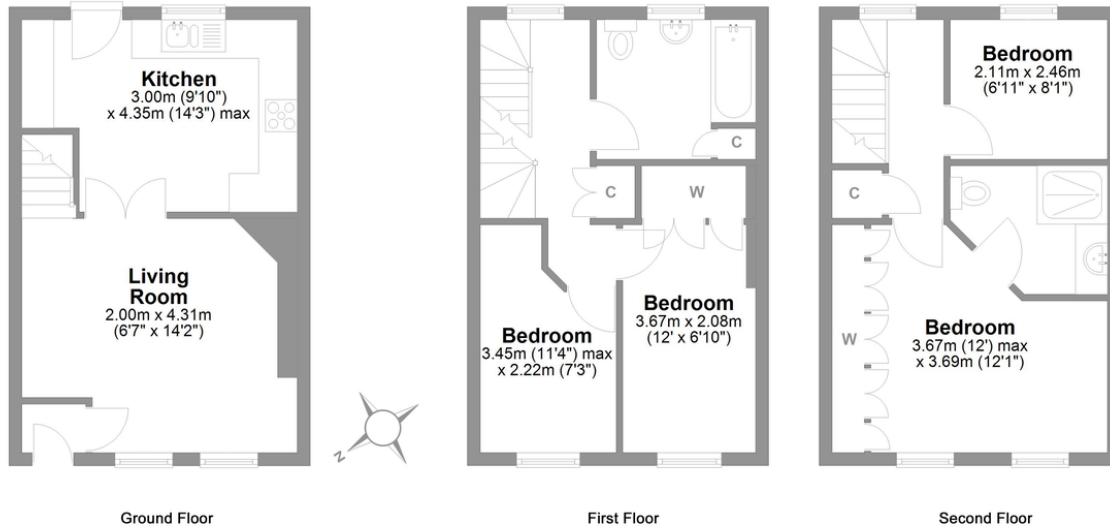
**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£276.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £1,384.00 This will be refunded at the end of the tenancy subject to terms and conditions.



## Thorngate Barnard Castle

Total area: approx. 104.9 sq. metres (1129.5 sq. feet)



# LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd



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