



# 8 PILMORE MEWS

Huworth on Tees, Darlington, County Durham DL2 2BQ



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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An executive four bedroom property with a good-sized rear garden, in an attractive setting on the outskirts of the picturesque village of Hurworth on Tees.

The property is set within the Rockliffe Hall development, adjoining the Five Star Luxury Hotel with Spa facilities, championship golf course, tennis courts, play huts and play areas, all with fine views over open countryside and briefly comprises: two reception rooms, kitchen with integral appliances, utility and downstairs cloakroom, four good-sized bedrooms, en-suite to master, family bathroom. Externally, front and rear gardens, integral single garage and driveway.



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### Situation and Amenities

Hurworth on Tees is a most desirable village with good local amenities and conveniently located for easy access to the market town of Darlington (approximately 4 miles) and well placed close to the regional and national road network, Darlington's main line railway station and Teesside International Airport.

### Accommodation

A spacious entrance hall with a large coir matted entrance, and wooden spindle staircase to the first floor. From here there is access into the garage, kitchen and living room. The living room has a square bay window overlooking the front garden and French panelled glazed doors opening to the dining area. The open plan dining kitchen with a really pleasant dining area with French doors opening to the patio and rear garden, with the kitchen area being fitted with a modern range of grey wall and floor cupboards contrasting work surfaces, incorporating an electric ceramic hob with suspended extractor canopy above and incorporating an electric oven, microwave, fridge, freezer, dishwasher and grey sink unit. From here there are doors back to the entrance hall/utility room with a single drainer sink and cupboard below, space and plumbing for an automatic washing machine. Central heating boiler. Door to the rear garden and to a cloakroom/WC, partly tiled and fitted with a white suite.

The attractive timber staircase to the first floor landing providing access to all four bedrooms, the house bathroom and a shelved cupboard. Master bedroom one has views over the front garden and the residents central green. Double wardrobe and door leading to the en-suite, with a step in double shower enclosure and mains shower, pedestal wash hand basin and low level WC, heated towel rail. Bedroom two has views over the front garden and a double wardrobe. Bedroom three has views over the rear garden and bedroom four has views over the rear garden. The house bathroom partly tiled and is fitted with a white suite comprising panel bath, pedestal wash hand basin and low level WC. Separate step in shower cubicle with mains shower. The attached garage with up and over door and an access door into the entrance hall.

Externally, The property sits overlooking the residents green. The front and side garden has a small lawn, with low hedge border and a driveway allowing on-site parking which leads to the garage. The rear garden is a good size with a flagged patio outside the dining area, lawns and raised flowerbeds with mature wooded to the rear boundary.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental of £1550 per calendar month inclusive of a contribution to estate maintenance, external window cleaning once per month and front garden maintenance, payable in advance by standing order, In addition, a bond of £1557.00 shall be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking & Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without prior consent from the landlord, which will be subject to separate rental negotiation.

### Local Authority & Council Tax Band

Darlington District Council.

For Council tax purposes this property is Band E.

### Services & Other Information

The property is served by gas fired central heating. Mains water, drainage and sewerage are all connected.

### Viewings

Strictly by appointment only through GSC Grays - 01748 897629

### Particulars and Photographs

The particulars were written and photographs taken July 2024

### Disclaimer

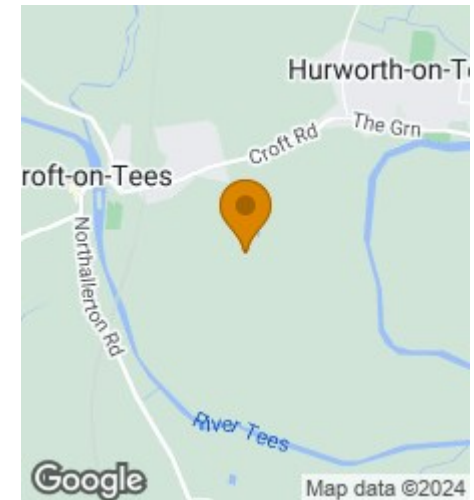


## Pilmore Mews Rockliffe



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 GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.