



14 PILMORE MEWS

Hurworth on Tees, Darlington, County Durham DL2 2BQ



GSC GRAYS

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An executive five 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: three reception rooms, kitchen dining room with integral appliances, utility and downstairs cloakroom, five good-sized double bedrooms, en-suite to master and bedroom five, family bathroom. Externally, front and rear gardens, detached triple garage and block paved driveway providing ample parking.



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Situation and Amenities

A prestigious property, set in attractive woodland grounds within this desirable development, on the outskirts of the picturesque village of Hurworth on Tees. Within the development there is a Five Star Luxury Spa Facilities, an adjoining Championship Golf Course, tennis courts, play huts and play areas, all with fine views over open countryside.

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.

This executive property offered is finished to a very high standard with spacious family accommodation comprising: Entrance porch, living room, dining room, study, ground floor WC, open plan kitchen/dining room equipped with integrated appliances, utility, five bedrooms, family bathroom and two en-suite shower rooms. In addition there is a triple garage with ample parking and driveway. To the front there is a lawned garden and pleasant good sized rear garden with woodland area.

Accommodation

An entrance porch leads up to the front door which is partially glazed and leads into an entrance vestibule with a partially glazed oak door leading into the hallway. The hallway has an oak staircase and access the sitting room, dining room, study, utility, dining kitchen, ground floor W.C. and cloakroom and under stairs cupboard. The sitting room is dual aspect with patio doors leading out to the rear and a bay window with countryside views to the front the room. The dining room also has a bay window with views over the front garden and countryside beyond. The study has a window to the rear. The kitchen is newly fitted with a range of gray wall and base units with a white frontage and granite work surfaces. Integrated appliances include fridge and freezer, dishwasher, oven and microwave. There is an induction hob with modern extractor hood over, inset sink with mixer tap and drainer, windows to the sides and rear and patio doors leading out to the rear garden. There is space for a dining table and fitted Karndean flooring. The utility room is fitted with base units, stainless steel sink with mixer taps and drainer, washing machine and dryer there is a door leading to the side of the property. The utility room also houses the boiler. The downstairs cloakroom is fitted with a low level WC, wash hand basin, extractor fan and heated towel rail. The staircase leads to half landing with windows to the side. The first floor landing leads to all the bedrooms, house bathroom and a storage cupboard. The master bedroom is a large double and has a bay window to the front with countryside views an en-suite bathroom with walk-in double shower, corner bath, wash hand basin, low level WC, opaquely double glazed window to the front, heated towel rail and granite tiling. Bedroom two is a good size double and has a bay window to the front. Bedroom three is a double room and has a window overlooking the rear garden. Bedroom four is a double and has a window overlooking the rear. Bedroom five is a large double a lovely dual aspect room with windows to the rear and side is also has an en-suite with step-in corner shower, low level WC, pedestal wash hand basin, extractor fan and heated towel rail. The family bathroom with a fitted step-in shower, low level W.C., wash hand basin and free standing bath. Granite tiling, heated towel rail and extractor fan. Opaquely glazed window to the side.

Externally there are gardens to the front and rear with hedged boundaries, a driveway to the side leading to a triple garage. To the front of the property the garden is mainly laid to lawn and open. The rear garden has fenced boundaries, patio area, lawn with a woodland area. There is additional parking and views over the grounds of Rockcliffe Hall.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £3,250 per calendar month, payable in advance by standing order. In addition, a Bond of £3750 shall also be payable prior to occupation.

The rent is inclusive of maintenance to the front and rear gardens and external window cleaning.

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.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

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



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85
England & Wales	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.
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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.