



# 2 HIGH CARLBURY FARM COTTAGES,

Piercebridge,, Darlington, County Durham DL2 3TT



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Piercebridge, Darlington, County Durham, DL2 3TT

2 High Carlbury Farm Cottages is a semi detached 2 bedroomed property located on the outskirts of Piercebridge Village and is offered to the market for let on behalf of Raby Estates.



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### Situation and Amenities

2 High Carlbury Farm Cottages is located on the outskirts of Piercebridge Village with amenities such as a village shop and a post office, two public houses and a church. Barnard Castle 12 miles, Darlington 6 miles, Bishop Auckland 10 miles (all mileage is approximate).

### Description

2 High Carlbury Farm Cottages is a semi detached 2 bedroomed property located on the outskirts of Piercebridge Village and is offered to the market for let on behalf of Raby Estates. To the ground floor the property enjoys an entrance hall, a living room with view over open countryside and multi-fuel stove. There is a newly fitted kitchen comprising of wall and base units with contrasting work surfaces, sink with mixer tap and drainer, space for a cooker, integrated extractor hood, and window to the rear aspect, together with a utility room with work surface and shelves. There is a rear entrance hall and the bathroom is located on the ground floor with a white suite providing a bath and shower over, pedestal hand basin, wc, heated towel radiator and cupboard housing the water tanks. The master bedroom is a double room with fitted wardrobe, along with second bedroom being a double room and door to a small attic room with Velux window. To the exterior of the property there wall front garden with lawn and shrubs with parking area for approximately three vehicles and a gateway accessing the rear garden laid to lawn with stores.

### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £800 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £923 shall also 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. 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

GSC Grays will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Services and Other Information

The property is served by oil central heating with mains electricity, water and drainage are connected.

### Local Authority and Council Tax

Darlington Borough Council.

The property is Banded B.

### Viewings

Strictly by appointment only via GSC Grays 01748 897629

### Particulars and Photographs

Particulars written July 2024

Photographs taken July 2024

### Disclaimer

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.

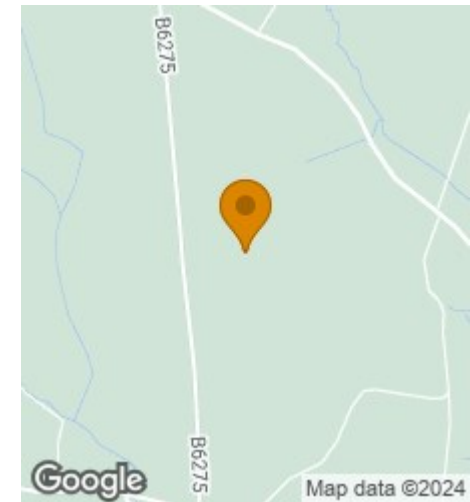


## 2 High Carlbury Farm Cottages, Piercebridge



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 |  |   | 100       |
| (92 plus) A                                 |  |   |           |
| (81-91) B                                   |  |   |           |
| (69-80) C                                   |  |   |           |
| (55-68) D                                   |  |   |           |
| (39-54) E                                   |  | 39  |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |



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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.