



36 SOUTH GREEN

Staindrop, Darlington, County Durham DL2 3LD



GSC GRAYS

PROPERTY • ESTATES • LAND

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Staindrop, Darlington, County Durham DL2 3LD

A spacious three bedroomed semi-detached property overlooking the South Green in the popular village of Staindrop.

The property comprises of entrance hall, living room, kitchen, downstairs w.c, three good-sized bedrooms and house bathroom. Externally there is off street parking and a rear garden.



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Location and Amenities

Barnard Castle 5 miles, Darlington 10 miles, Durham 18 miles, Newcastle upon Tyne 36 miles (please note all distances are approximate). The property is situated within the village of Staindrop which benefits from a Public House, Ofsted 'Outstanding'-rated Primary school and Staindrop Academy Secondary which also has a Good Ofsted rating, church, an active village hall as well as the historic Raby Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including the highly-regarded Barnard Castle School. Staindrop is ideally located with good access links to both the A1 (M) and A66 for commuting across the region. Further facilities, including LNER rail services, are available within nearby Darlington.

Description

Entrance hall with staircase off and doors leading to the living room and kitchen. The living room has double aspect and tiled fireplace with a multi fuel stove. The kitchen is a recently fitted dark grey kitchen with base and wall units with contrasting work surfaces incorporating oven and hob with stainless steel splash back, space for washing machine or dishwasher, stainless steel sink with mixer tap, breakfast area with two fitted cupboards. There is a rear hall with downstairs w.c. off.

To the first floor there are two good-sized double bedrooms one with fitted wardrobes and a good single bedroom with the bathroom having a white suite comprising of bath with mains shower over, hand basin and w.c, airing cupboard housing the boiler

Externally, there a rear garden with a fenced garden, being sown for grass in the spring, together with off street parking to the side of the property.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £900 per calendar month, payable in advance by standing order. In addition, a deposit of £1038 shall also be payable prior to occupation.

References

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

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.

Insurance

Tenants are responsible for the insuring of their own contents.

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, which will be subject to separate rental negotiation.

Services and Other Information

Mains electricity, drainage, water and gas. Gas fired central heating.

Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded D.

Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629.

Particulars and Photographs

Particulars written January 2025

Photographs taken January 2025.

Disclaimer Notice

GSC Grays gives notice that:

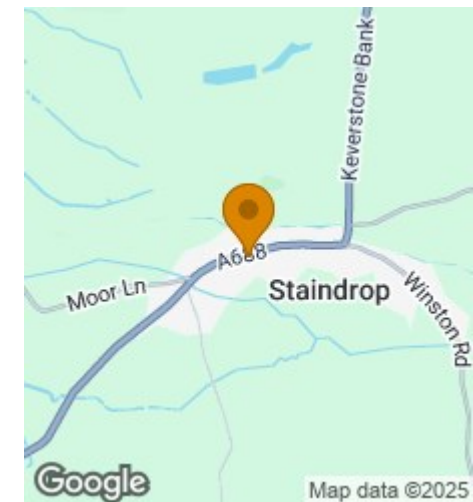
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.





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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.