



# GREENBANKS

Mickleton, Barnard Castle, County Durham DL12 0JY



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Greenbanks is a spacious and recently renovated to a very high standard stone built period cottage located in the popular village of Mickleton with far reaching views over the open countryside.

The cottage offers entrance porch, hallway, two good-sized reception rooms, kitchen, conservatory, three double bedrooms and family bathroom. Open aspect garden and parking to the front, with large rear garden.



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Situation and Ameneties

Middleton in Teesdale 2 miles, Barnard Castle 8 miles, Bishop Auckland 19 miles, Darlington 24 miles. The thriving village of Mickleton is situated in Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. The village benefits from two public houses and a village hall. Nearby Middleton in Teesdale, which is the main centre for Upper Teesdale, provides an excellent range of independent shops and services, cafes, hotels, public houses, GP surgery and a supermarket. There is also a primary school, with state secondary school with sixth form, public school and prep school at Barnard Castle. The Pennine Way and Coast to Coast Cycle path are close by and footpaths link Mickleton to the Teesdale Way, making the most of the stunning local scenery.

Description

An entrance porch leads to the hallway with staircase off and doors to living room and sitting/dining room. The living room has stone fireplace with multi burning stove, under stairs cupboard and door to the kitchen. The sitting/dining room has a brick fireplace with multi burning stove and meter cupboard. The newly fitted kitchen is fitted with a range of green base and wall units with contrasting wooden work surfaces with matching upstands incorporating white sink with mixer taps, oven, hob and extractor over with space for washing machine or dishwasher, wood effect vinyl floor, spot lights and door to the rear porch/conservatory giving access to the garden. To the first floor there are two good-sized double bedroom one with over stairs cupboard to the front with view over the dales and a double bedroom to the rear overlooking the garden. The family bathroom is fitted with a modern white suite comprising of oval bath with mixer taps and shower attachment, double walk-in shower enclosure with mains shower, hand basin and w.c. in a vanity unit with illuminated mirror over, spots lighting and decorative tiled floor. Externally, there is an open aspect front garden with parking for two vehicles, the rear garden has a large lawned garden.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term 12 months at a rental figure of £1,000 per calendar month, payable in advance by standing order. In addition, a deposit of £1,153 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.

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

The property is served by Oil fired central heating. Mains electricity, and drainage, and water are connected.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.  
For Council Tax purposes the property is banded C.

Viewings

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

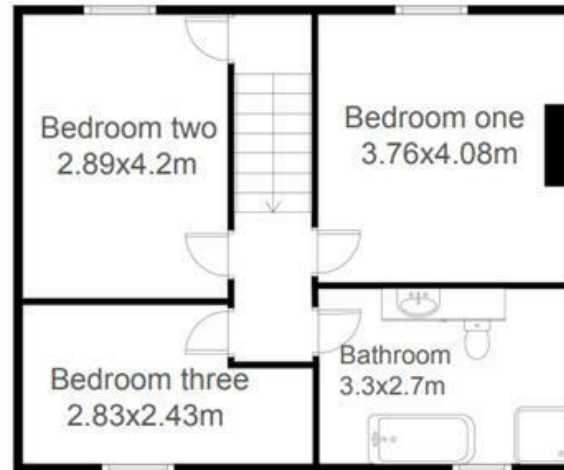
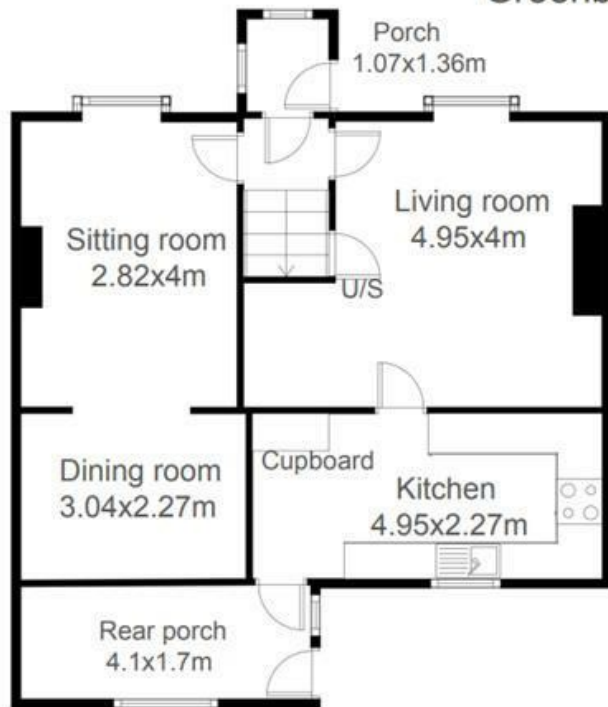
Particulars and Photographs

Particulars written April 2025  
Photographs taken in April 2025





## Greenbanks, Mickleton



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) <b>A</b>		<b>68</b>
(81-91) <b>B</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.