



4 TEESDALE HOUSE GALGATE

Barnard Castle, County Durham DL12 8EZ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8EZ

We are delighted to offer this wonderful one bedroom apartment within Teesdale House to the market, situated in the heart of Barnard Castle on Galgate. The impressive Grade II listed building has been converted into a number of high end properties.



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Situation and Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.

Description

This one bedroom first floor apartment briefly comprises communal entrance with stairs/lift rising to first floor, access to Apartment 4, hallway, open plan living/dining/kitchen, one bedroom, bathroom, communal garden and bin store. With access to communal store where each apartment enjoys their own lock up. There are doors leading off to ground floor properties along with stairs and lift rising to first floor where the entrance to Apartment 4 is located. A spacious hallway with doors leading to living/dining/kitchen. This bright open plan room has two windows overlooking Galgate, there are a variety of fitted wall and base units incorporating rolled edge worksurfaces with sink and mixer tap, space for fridge/freezer, built-in cupboard housing gas central heating boiler, integrated electric hob, oven and extractor hood. The bedroom is a cosy, bright room with window and door opening onto a Juliette balcony overlooking the rear garden. The bathroom comprises a three piece suite with modern bath with electric shower over, low level WC, pedestal wash hand basin with wall mounted mirror. To the exterior of apartment 4 enjoys the benefit of communal garden area and bin store.

Terms and Condition

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of six or twelve months at a rental of £600 per calendar month, payable in advance by standing order. In addition, a bond of £692 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent. 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 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 landlords agent will take up references through a referencing agency, the cost of which shall be £45 (inclusive of VAT) per applicant. 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.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

Services and Other Information

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

Viewings

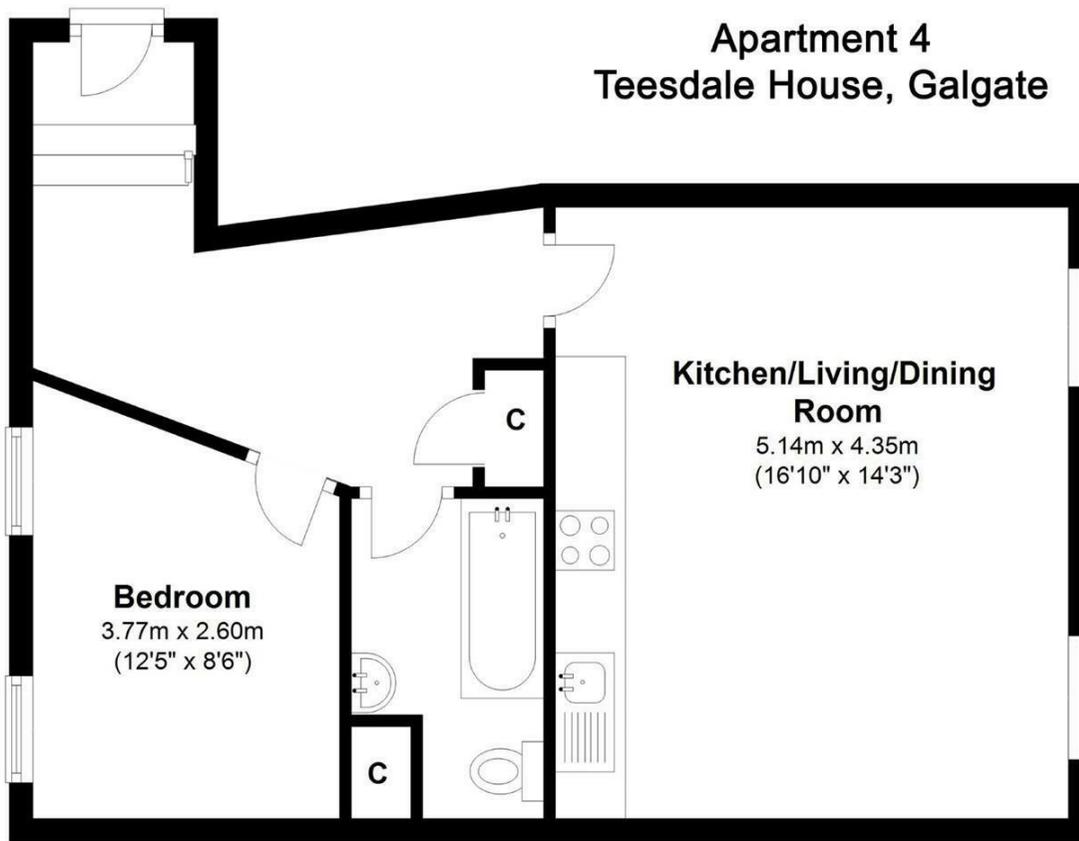
Strictly by appointment only via the Agents GSC Grays. Tel: 01748 897629.

Particulars and Photographs

The particulars written in April 2025.

The photographs were taken in November 2024.





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) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.
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.