



FORSYTH HOUSE 28 STANHOPE ROAD SOUTH  
Darlington



GSC GRAYS

PROPERTY • ESTATES • LAND



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# FORSYTH HOUSE 28 STANHOPE ROAD

Darlington, County Durham, DL3 7SQ

This spacious two bedroom property offers an open plan living/ dining/ kitchen which is strategically separated to offer a contemporary kitchen, with integrated appliances and space for an American style fridge freezer and Rangemaster cooker as well as dining and seating areas. Beyond the living space there is a prestigious Master bedroom, with an apex ceiling, fitted wardrobes and a slate tiled wet room with glass double basins, as well as a guest bedroom which can solely utilise the house bathroom with roll top freestanding bath. Situated within a Grade II Listed building, Forsyth House offers an abundance of character features including; corning and ceiling rose details, marble feature fireplace and bay and sash windows, which compliment the contemporary décor well. Finally, there are well maintained communal areas including the staircase and hallways, parking and a shared patio seating area which can be utilised by the five apartments. Forsyth House also has an allocated parking space with additional areas available for visitors.



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### Situation & Amenities

A1(M) 2.5 miles, Stockton on Tees 14 miles, Barnard Castle 16 miles, Durham 25 miles, Newcastle Upon Tyne 38 miles, York 53 miles and London Kings Cross from Darlington Rail Station is accessed in 3 hours. Please note all distances/timings are approximate. Darlington offers a wide range of amenities including shops, bars, restaurants and supermarkets, both independents and national brands.

### Accommodation

Solid timber door which provides communal access into the building. There is an entrance hallway with a period spindle staircase leading up to the first floor with access to one of the neighbouring apartments and Forsyth House.

### Apartment Accomodation

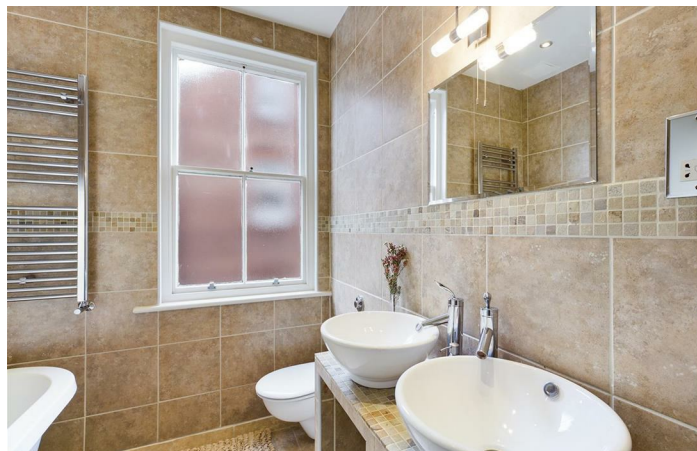
Solid timber door leads into the entrance hall.

### Entrance Hall

With doors leading to the living accommodation, two bedrooms and house bathroom, storage cupboard housing the gas combi-boiler, wood-effect flooring and radiator.

### Living/Dining/Kitchen

A good range of wall and base units, with a high gloss mocha coloured frontage and solid work surfaces as well as an island matching the units with two pop up plug sockets and feature lighting. Integrated appliances include dishwasher, washer/dryer, American style LG fridge and freezer, Range style cooker with glass splashback and stainless steel extractor hood. A stainless steel one and a half sink unit with mixer tap and drainer, wood effect flooring, three radiators and sash window overlooking the front and towards Stanhope Road South. The dining and living area has a bay window overlooking the parking and Stanhope Road South and beyond, cornicing detail, ceiling rose, cast iron feature fireplace with a marble surround and tiled hearth, built-in sound system and wood effect flooring.







### House Bathroom

A white suite comprising a free standing bath with shower above, double contemporary basins set on tiled unit and a low level WC. Frosted glazed sash window to the side, tiled walls and flooring, chrome heater tile rail, built-in sound system, spot lighting, extractor fan and shaving point.

### Bedroom One

Steps lead down into the double bedroom with two sash windows to the side, Apex height ceiling, built-in sound system and built-in wardrobe/storage, radiator and a door leading into the en-suite shower room.

### En-Suite Shower Room

A wet room style walk-in shower with a contemporary shower head, double cotemporary wall mounted glass basins, low level WC, slate tiling to the walls and floor, chrome heated towel rail, extractor fan, spot lighting, feature mirrored alcoves with shelving and lighting, shaving point and a frosted glazed Velux window.

### Bedroom Two

Sash window to the side, fitted cupboards and wardrobe, wood effect flooring and a radiator.

### Externally

The property has a shared parking area with an allocated parking space for one vehicle. There is additional visitor parking areas and a shared courtyard style garden which is utilised by Forsyth House and the neighbouring apartments, this area has block paving and a shared storage shed.





## Terms and Conditions

The property shall be let FURNISHED by way of an Assured Shorthold Tenancy for an initial term of six or twelve months at a rental of £1,250 per calendar month, payable in advance by standing order. In addition, a bond of £1,442 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.

## Referencing

The landlords agent 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 consent of the landlord.

## Local Authority and Council Tax Band

Darlington Borough Council 01325 405111.

The property is banded B.

## Services and Other Information

The property is serviced by gas fired central heating. Mains electric, gas, water and drainage connected.

## Viewings

Strictly by appointment with GSC Grays of Barnard Castle: 01833 637000.

## Particulars & Photographs

Particulars Updated April 2025

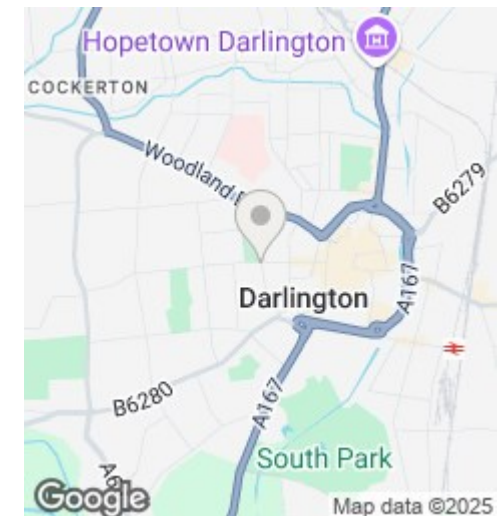
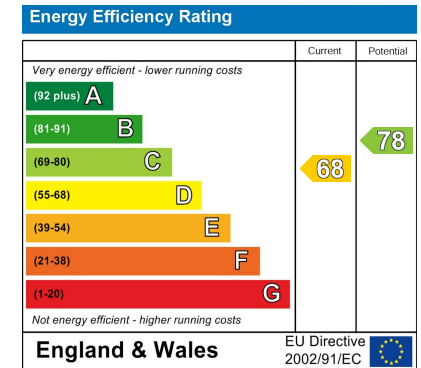
Photographs taken in November 2021



## Forsyth House 28 Stanhope Road South Darlington

Total area: approx. 75.8 sq. metres (815.9 sq. feet)

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



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3. Neither GSC Grays nor the vendor 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 view the property.