



RABY LANE COTTAGE RABY ROAD

Staindrop, Darlington, County Durham DL2 3AQ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Staindrop, Darlington, County Durham DL2 3AQ

No viewings prior to Monday the 28th of July.

Raby Lane Cottage is available to let on behalf of Raby Estates located on the edge of Staindrop Village, the accommodation provides a hallway, living room, dining kitchen, two double bedrooms and a bathroom. Externally, there is a lawned and planted garden, hard standing for parking and a garage.



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Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 16 miles, Durham 20 miles (please not all distances are approximate). The property is located 1 mile out of the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, Spar shop and public house. The area around Staindrop, including the historic market town of Barnard Castle offers excellent walking and other outdoor pursuits, while the town has many amenities from local and national retailers, to a range of educational opportunities including the well regarded Barnard Castle School, local primary schools and Teesdale School.

Description

A two bedroom bungalow located just outside of Staindrop. The property has accommodation comprising: Entrance hall. Living room with two double glazed windows, radiator and multi fuel stove. Dining kitchen with fitted cupboards, contoured work surface, tiled splashbacks, stainless steel sink with mixer tap and drainer, space for cooker, integral extractor hood, space for washing machine, two double glazed windows, vinyl flooring and a door to the porch. Bedroom one with two double glazed windows to dual aspects and a radiator. Bedroom two with a double glazed window, cupboard and radiator. Bathroom including a walk-in double shower with mains shower, pedestal wash hand basin, WC, radiator, double glazed window to the rear elevation, part tiled walls and a cupboard housing the boiler. Externally, there is a sizeable lawned and planted garden to the front housing an insulated timber shed with power supply making the perfect workshop or games room etc. There is also hard standing creating parking and a garage with an up and over door, power and light.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £850 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £980 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 & 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 & Council Tax

Durham County Council
For Council Tax purposes the property is banded D.

Services

Mains electricity, drainage and water. Oil fired central heating.

Viewings

Strictly by appointment only via GSC Grays.

Particulars and Photographs

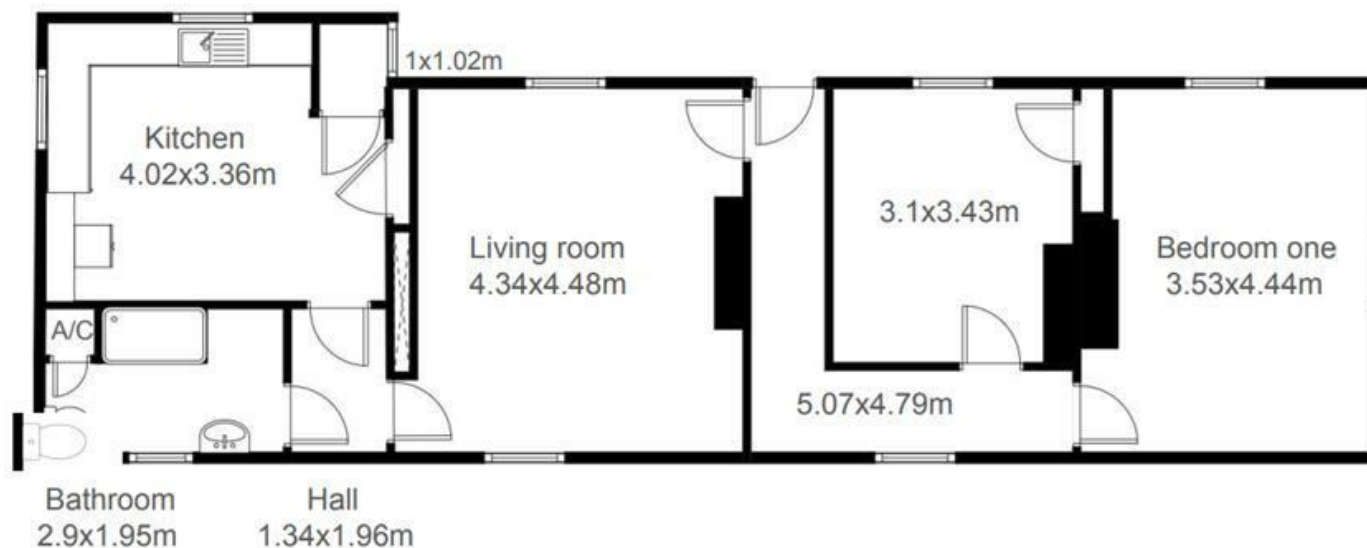
Particulars updated August 2024
Photographs taken August 2024

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.

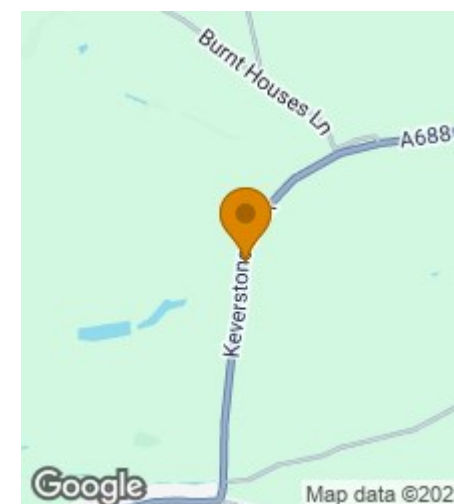


Raby Lane Cottage, Staindrop



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 misstatement. 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	41	
(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.