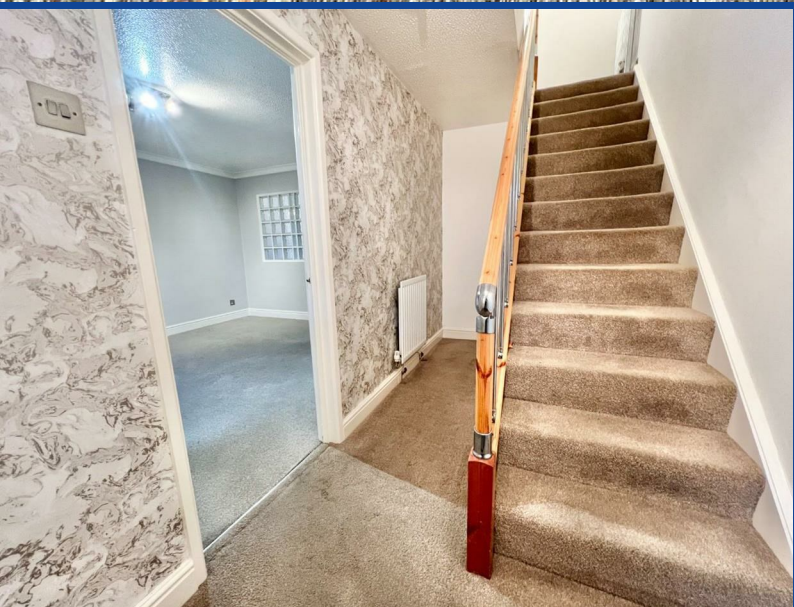




Bank Foot Grove, DL15 9NJ
2 Bed - House - Mid Terrace
£625 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the rental market this beautifully presented two-bedroom mid-terrace home. The property features modern kitchen and bathroom, complemented by tasteful décor and quality flooring throughout. It is warmed by a gas combination boiler and benefits from UPVC double glazing.

The accommodation briefly comprises: an inviting entrance hallway with staircase to the first floor and useful understairs storage cupboard, a comfortable lounge with front-facing window, and a spacious kitchen/dining room fitted with a modern range of wall, base, and drawer units. Integrated appliances include a hob and oven, fridge/freezer, and washing machine, with ample space remaining for a dining table.

To the first floor are two well-proportioned double bedrooms, each offering either fitted wardrobes or built-in storage. Completing the internal accommodation is a stylish family bathroom fitted with a four-piece suite comprising bath, separate shower cubicle, wash hand basin, and WC.

Externally, the property enjoys a low-maintenance gravelled garden to the front and an enclosed rear yard featuring a timber decked seating area and a useful brick-built storage shed.

Bank Foot Grove is ideally situated in Crook, close to a range of local amenities, schools, and excellent transport links.

For further information or to arrange a viewing, please contact Robinsons today.

SPECIFICATIONS: Minimum 6 months | **EPC RATING:** C | Bond £675 | Pets Considered subject to a pet rent of £25pcm.

AGENTS NOTES

Property Construction – TBC

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – YES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the

landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



OUR SERVICES

Mortgage Advice

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Surveys and EPCs

Property Auctions

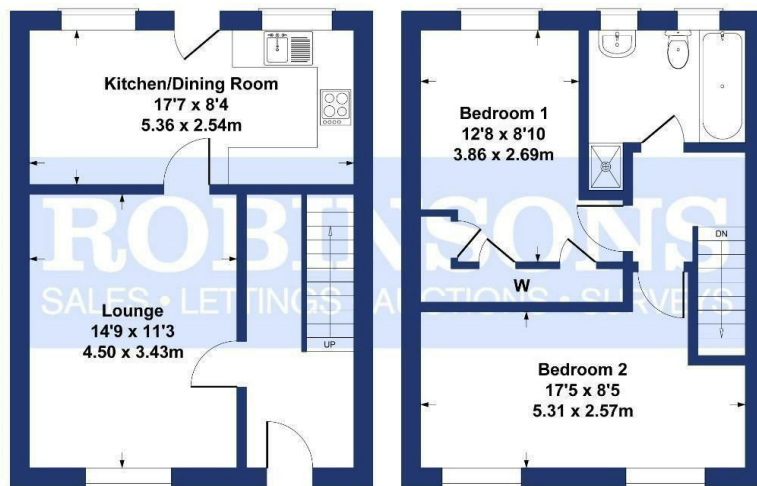
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bankfoot Grove

Approximate Gross Internal Area
829 sq ft - 77 sq m



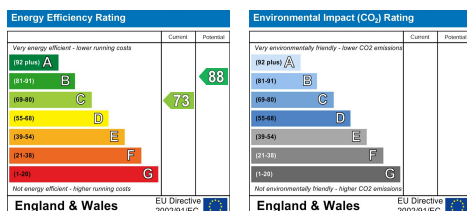
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



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T: 0191 383 9994 (option1) (Lettings)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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