



Paragon Street

Stanhope DL13 2NN

£700 Per Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Paragon Street

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- Viewing Essential
- EPC Grade D
- UPVC Double Glazed

Paragon Street, Stanhope - a charming location that could be the perfect setting for your new home! This delightful semi-detached house offers a generous 915 sq ft of living space, including 2 reception rooms, 3 bedrooms, and 1 bathroom.

Upon entering the property, you are greeted by the warm and inviting atmosphere of the reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The well-appointed bedrooms provide ample space for a growing family or those in need of a home office or guest room.

Situated in a sought-after area, this property boasts not only a convenient layout but also a prime location that offers easy access to local amenities, schools, and transport links. Whether you're looking to settle down or invest in a promising property, this house on Paragon Street presents a wonderful opportunity to create a place to call your own.

Ground Floor

Entrance Hallway

UPVC double glazed window, double central heating radiator and staircase to the first floor

Lounge

15'01" x 10'10" (4.60 x 3.30)

With fireplace, tiled inset and hearth, electric fire, UPVC double glazed window, double central heating radiator and coving to ceiling

Dining Room

10'11" x 10'06" (3.33 x 3.20)

UPVC double glazed window, central heating radiator and fitted cupboard

Kitchen

11'10" x 6'10" (3.61 x 2.08)

With a range of wall and base units, laminated working surfaces over, inset single drainer sink unit, tiled splash backs, UPVC double glazed window, double central heating radiator, plumbing and space for washing machine, wall mounted gas boiler and gas cooker point

First Floor

Landing

Spindle balustrade, UPVC double glazed window and loft access

Bedroom One

12'03" x 10'11" (3.73 x 3.33)

UPVC double glazed window, central heating radiator and fitted wardrobes

Bedroom Two

11'11" x 10'11" (3.63 x 3.33)

UPVC double glazed window, central heating radiator and fitted wardrobes

- Three Bedroom Semi
- Two Receptions Rooms
- Gas Central Heating

Bedroom Three

10'06" x 6'11" (3.20 x 2.11)

UPVC double glazed window, central heating radiator

Bathroom/wc

With a white suite including panelled bath, wc pedestal wash hand basin, central heating radiator, opaque UPVC double glazed window and tiling to half height

Holding Deposit

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8906-0107-7322-3926-6203>

General information

Tenure: Freehold

Gas and Electricity: Pre payment

Sewerage and water: Pre payment

Broadband: Ultrafast broadband is available (Highest available download speed: 1000 Mbps / Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: A Annual price: £1621

Energy Performance Certificate Grade D

Flood Risk: Very low risk of flooding from rivers and the sea, high risk of surface water flooding

DISCLAIMER

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties.



- Lovely Dales Village
- Good Sized Corner Plot
- Close To Amenities

Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Reposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

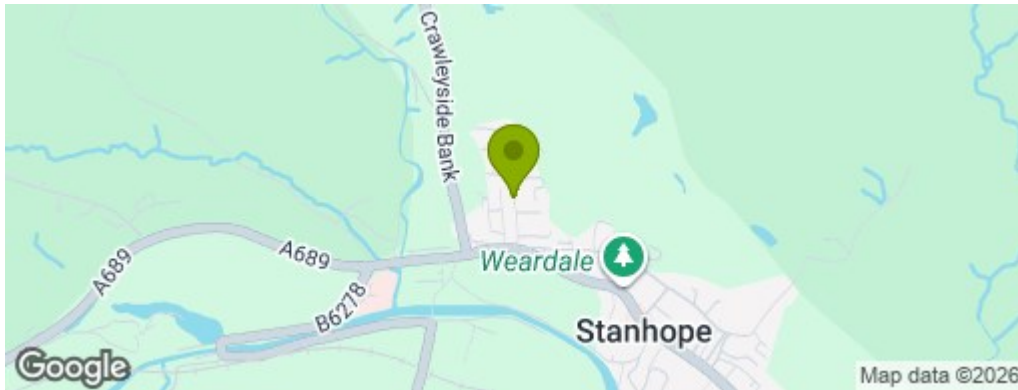
Other charges include:

Annual fee of £30, split between all tenants. This is only charged if your tenancy lasts for longer than 12 months.

Dispute fee of £60, split between all tenants. Only chargeable if you wish to dispute end of tenancy charges and is fully refunded if your dispute is successful.

Tenant swap fee of £50. This is only due if there is a tenant swap or if a new tenant is added to the tenancy. It is paid by the incoming tenant only.

Further information is available at www.reposit.co.uk/tenants.



Property Information

Durham County Council - Council tax band A
Tenure- Freehold

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