



Venture
PROPERTIES

Durham Road

Crook DL15 8QW

£750 Per Calendar 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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Durham Road

Crook DL15 8QW



- Three Bedrooms
- EPC Grade C
- Ground Floor WC plus First Floor Bathroom
- Modern Décor
- Lounge Diner
- Close to Local Amenities

- Enclosed Garden
- Breakfast Kitchen
- MUST SEE

Nestled on Durham Road in the charming town of Crook, this delightful three-bedroom mid-link house is now available for immediate rental. This property offers a perfect blend of comfort and practicality, making it an ideal home for families or professionals alike.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The good-sized kitchen and dining room are well-equipped, offering ample space for culinary creations and family meals. The layout is designed to maximise both functionality and comfort, ensuring that daily living is a pleasure.

The property boasts three generously sized bedrooms, providing plenty of room for rest and personal space. Each bedroom is filled with natural light, creating a bright and airy environment. The bathroom is conveniently located, catering to the needs of the household.

Outside, the house features lovely gardens both at the front and rear, offering a delightful outdoor space for gardening enthusiasts or simply enjoying the fresh air. These gardens provide a perfect setting for children to play or for hosting summer barbecues with friends and family.

This property is ideally situated, providing easy access to local amenities and transport links, making it a convenient choice for those commuting or seeking to explore the surrounding area. With its appealing features and immediate availability, this lovely home on Durham Road is not to be missed.

Ground Floor

Entrance

Accessed into entrance hall, cloaks hanging space of required, stairs to the first floor and central heating radiator.

Breakfast Kitchen

92" x 175" (2.818 x 5.314)
Fitted with a range of base and wall mounted storage units with laminate work surfaces over, tiled splashbacks having integrated electric oven, gas hob fridge, freezer and ample space for further free standing appliances as required. Two UPVC windows, two central heating radiators, sink and breakfast bar seating with additional space for dining table of required.

Lounge

101" x 172" (3.083 x 5.253)
Having a dual aspect with a UPVC window, patio doors tot he rear garden, central heating radiator with gas fire with granite hearth and surround.

Rear Hallway

Having a composite door with UPVC windows to either side allowing access to the rear garden and access to a useful understand storage cupboard.

W C

Fitted with WC, wash hand basin, central heating radiator and obscured UPVC window.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation.

Bedroom One

93" x 135" (2.838 x 4.095)
Located to the front elevation of the property having UPVC window, double fitted wardrobe and central heating radiator.

Bedroom Two

96" x 117" (2.920 x 3.531)
Also located to the front elevation of the property having UPVC window, fitted double wardrobe and central heating radiator.

Bedroom Three

92" x 710" (2.815 x 2.393)
Located to the rear elevation of the property having UPVC window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin with vanity storage below, fully tiled, ceiling spot lights, chrome heated towel rail and obscured UPVC window.

Exterior

To the front of the property is a paved pathway, area of lawn blinded by hedgerow whilst to the rear is an enclosed garden mainly laid to lawn blinded by fencing.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8736-4025-3600-0782-2202>

Holding Deposit/ Tenant Information

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.

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.

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

General Information

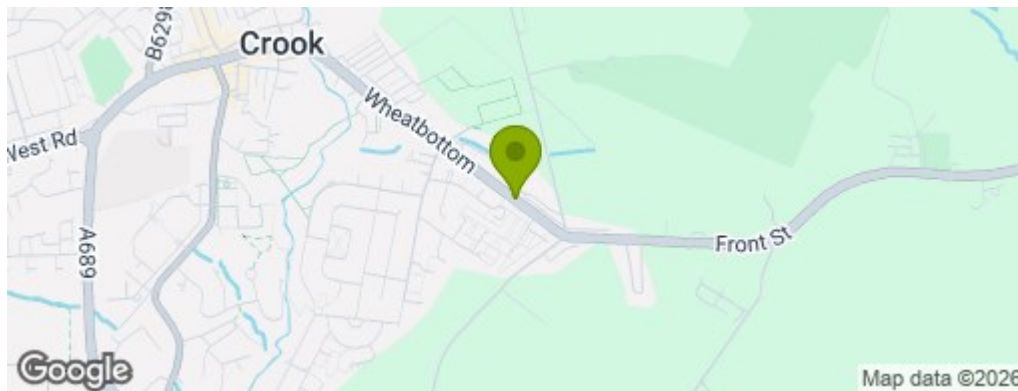
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: A
Energy Performance Certificate Grade C
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com