



# 26 BRIDGEGATE

Barnard Castle, County Durham DL12 8QF



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 26 BRIDGEGATE

Barnard Castle, County Durham DL12 8QF

26 Bridgeway is a four bedroom semi-detached property situated within the popular market town of Barnard Castle, recently upgraded heating system to air source and newly fitted carpets and flooring throughout.

The property benefits from a bathroom and shower room, four good-sized bedrooms and an open plan living/dining/kitchen.

Externally there is a small gravelled front garden and patio style rear garden with timber shed.



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### Situation and Amenities

Located within picturesque Teesdale, with the Yorkshire Dales National Park also easily accessible. There are a number of primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Golf courses can be found at Barnard Castle, Richmond and Darlington with Horseracing at Catterick, Ripon, York, Sedgefield and Wetherby. Theatres at Darlington, Richmond and Durham.

Richmond 16 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles, Durham Tees Valley Airport 27 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Richmond and Darlington are both within close proximity, while the cities of Newcastle, Durham, York and Leeds are also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

### Description

The three storey accommodation comprises: Entrance hall. Open plan living/dining/kitchen with windows to dual aspects and a fitted kitchen comprising wooden wall and base units, contoured working surfaces, tiled splashbacks, stainless steel sink with mixer tap and drainer, electric oven with gas hob over, integral extractor hood, space for washing machine, space for upright fridge/freezer and a door to the rear garden.

The first floor landing leads to two good-sized bedrooms and a shower room comprising: shower cubicle, WC and wash hand basin.

The second floor landing leads two good-sized bedrooms and a bathroom comprising: bath, WC and hand wash basin.

Externally there is a small enclosed gravelled front garden with walled and fenced boundaries and a block paving leading up to the front door. To the rear there is an enclosed patio style garden with fenced boundaries and a timber garden shed.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £995 per calendar month, payable in advance by standing order. In addition, a deposit of £1269 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.

### References

The Landlord's 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, which will be subject to separate rental negotiation.

### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

For Council Tax Purposes the property is banded B.

### Services and Other Information

The property is served by Air Source heating with mains electricity, water and drainage connected.

### Viewings

Strictly by appointment only via the Agents, GSC Grays: 01748 897629.

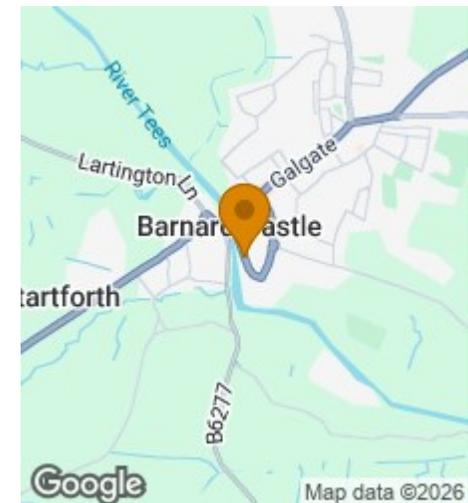


26 Bridgegate, Barnard Castle, DL12 8QF



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 mis-statement. 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			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Disclaimer Notice**

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.
3. Neither GSC Grays nor the lessors 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.