



Jubilee Crescent

Sherburn Hill DH6 1PJ

£650 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Jubilee Crescent

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- Available immediately
- EPC RATING - D
- Modern refitted bathroom

- Open views to the rear
- Two reception rooms and conservatory
- Newly redecorated throughout

- Three bedrooms
- Large kitchen
- Low maintenance garden with outbuilding

* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY *

Available immediately on an unfurnished basis, this extended semi detached house with three bedrooms has been recently refurbished to include new decor and floorings. It enjoys a lovely outlook to the rear overlooking fields and good road links for access to Durham and other nearby towns and villages.

The floor plan comprises of an entrance hall, living room, dining room, conservatory and large kitchen. To the first floor are three generous bedrooms and modern refitted bathroom. Externally there are low maintenance gardens to the front and rear, as well as a large shed.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door. With a UPVC double glazed window to the front, radiator and stairs leading to the first floor.

Living Room

13'10" x 11'11" (4.23 x 3.64)

Having a UPVC double glazed window to the front, feature fireplace, coving and radiator.

Dining Room

11'11" x 6'11" (3.64 x 2.11)

With patio doors to the conservatory, coving and radiator.

Conservatory

9'1" x 8'9" (2.78 x 2.68)

Having double glazed windows, radiator and a door to the rear garden.

Kitchen

16'5" x 10'6" max (5.01 x 3.22 max)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel mixer tap, a built in stainless steel oven and electric

hob with stainless steel extractor over, plumbing for a washing machine and wall mounted combi gas central heating boiler. Further features include UPVC double glazed windows to the front and rear, tiled splashbacks, a radiator, a storage cupboard and UPVC double glazed external door to the side.

FIRST FLOOR

Landing

Bedroom One

11'11" x 11'1" (3.64 x 3.39)

Double bedroom with a UPVC double glazed window to the front, laminate flooring, radiator and storage cupboard.

Bedroom Two

16'7" x 6'5" (5.07 x 1.97)

Large bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Three

9'11" x 8'2" (3.04 x 2.51)

Further double bedroom with a UPVC double glazed window to the rear, radiator and storage cupboard.

Bathroom/WC

Refitted white suite comprising of a panelled bath with mixer shower over, pedestal wash basin, WC, heated towel rail and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a small lawned area, whilst to the rear is an enclosed, low maintenance garden with large shed.

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 one month's rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks' rent.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. 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.

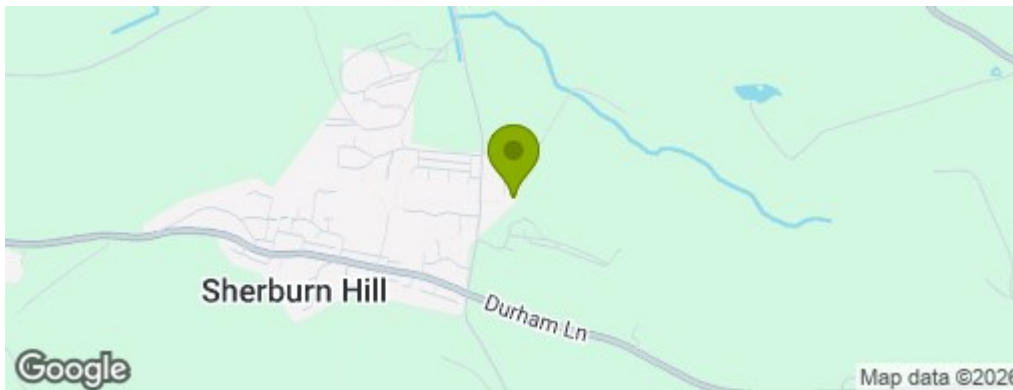
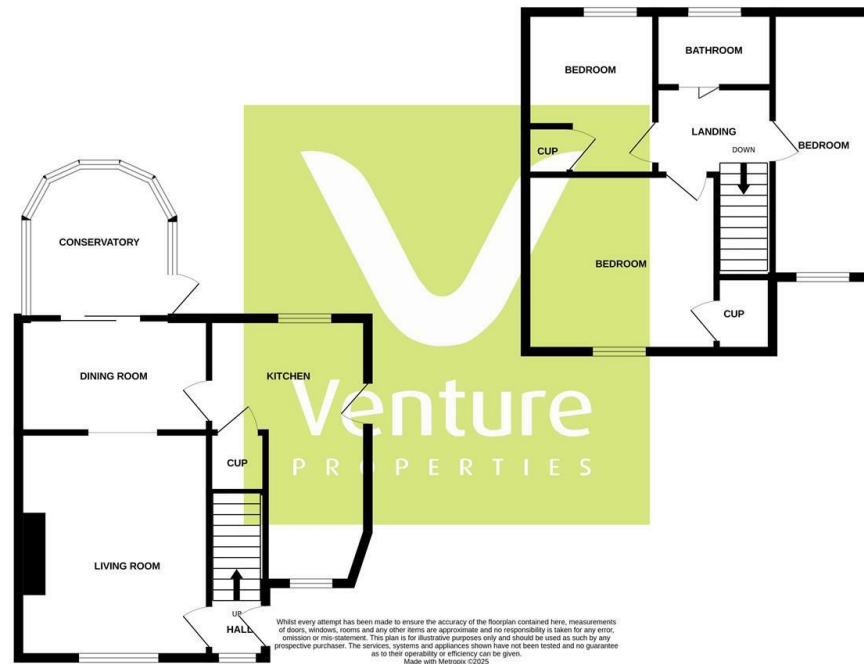
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GROUND FLOOR

FIRST FLOOR



Property Information

EPC RATING - D : COUNCIL TAX BAND - A : UNFURNISHED

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