



The Leas

Darlington DL1 3DA

£950 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.

The Leas

Darlington DL1 3DA



- Semi-Detached Extended Property
- Modern kitchen and bathroom
- Harrowgate Hill Location

- Three Bedrooms
- Recently Refurbished Throughout

- Large Rear Garden
- Council Tax Band B

This well presented, recently refurbished, extended three bedroom semi detached property is located within the popular Harrowgate Hill area of Darlington within close proximity to local bus routes, popular schooling, retail parks and access out of town to both A19 , A1 north and south and A66.

The property has been extended and offers versatile family living and entertaining space, there are three bedrooms to the first floor, bathroom. Off street parking to the front and a large garden to the rear.

Viewing is recommended.

Council Tax Band B

Entrance Hall

Lounge

14'10" x 10'11" (4.52m x 3.33m)

Dining Room

14'9" x 8'11" (4.52m x 2.74m)

Kitchen

9'10" x 10'2" (3.00m x 3.12m)

First Floor Landing

Bedroom One

14'11" x 10'9" (4.57m x 3.30m)

Bedroom Two

9'10" x 6'9" (3.02m x 2.06m)

Bedroom Three

12'4" x 6'0" (3.76m x 1.83m)

Bathroom

Externally

Council Tax

Band B

Deposit (bond)

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

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.

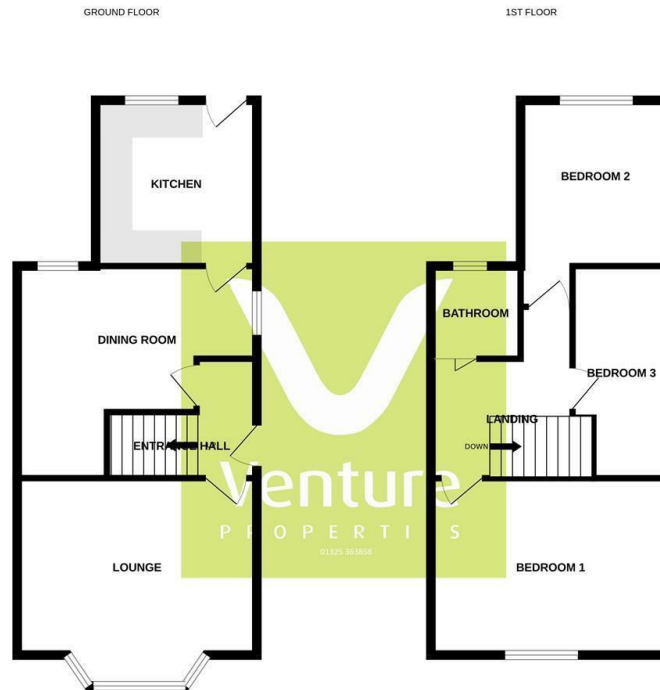
You will lose your Holding Deposit if any of the following occurs:

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

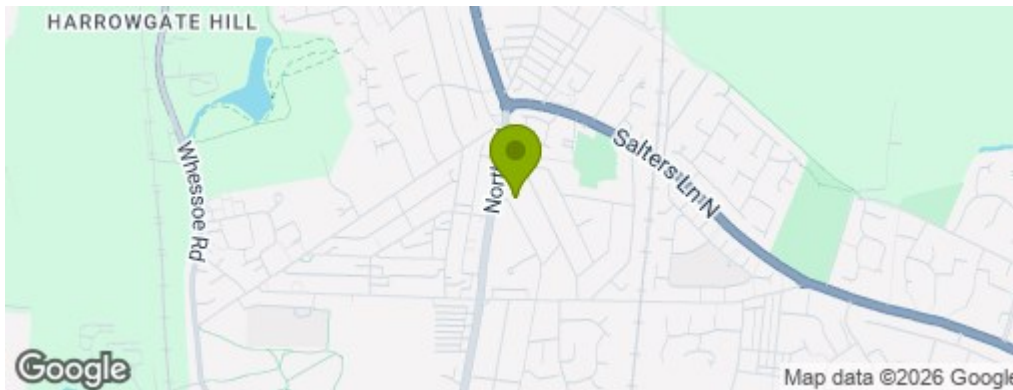
*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 for any prospective purchase. The service, quality and quantity of services are not guaranteed and no guarantee as to their quality or efficiency can be given.
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