



41 Kitchener Street, Darlington, DL3 6NL

DEPOSIT FREE OPTION AVAILABLE Must see property, fully refurbished and available now. With new kitchen, carpets and neutral decor throughout, this immaculate home is ideally situated in the popular Denes area close to local shops, schools and parkland.

With two reception rooms, refurbished kitchen, inner lobby and bathroom, the ground floor accommodation is a good size with plenty of living space.

Upstairs there are two double bedrooms.

Outside there is a rear courtyard and on street parking to the front.

Required Affordability

£20,250 per annum.

Holding Deposit

£155.76 (equivalent to 1 week's rent).

Deposit OR Deposit Free Option Available

£778.84 (equivalent to 5 weeks' rent) OR Deposit Free Option Available is available via Reposit.

Reposit is a deposit free alternative where you pay a non-refundable fee equal to 1 week's rent (minimum £150), instead of a 5 week cash deposit. Please note that this is subject to meeting suitable criteria and tenants still remain fully liable for any end-of-tenancy damages and/or rent arrears.

Council Tax & Local Authority

Band A. Darlington Borough Council.

Utilities

Mains gas, electricity, water and drainage.

Heating

Gas central heating.

Broadband & Mobile

Available in the area.

Parking

On street parking.

Other Information

Property is available to move into immediately (subject to usual reference and move in procedures).





These plans are not to scale and are for information only. They do not constitute an offer of a contract. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		81	48

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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