



Albert Terrace

Billy Row DL15 9SU

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



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Albert Terrace

Billy Row DL15 9SU



- Recently Fitted Kitchen
- EPC Grade D
- Modern Bathroom

- Fully Redecorated Throughout
- Two Reception Rooms
- Car Parking For One Vehicle To Rear

- All New Flooring
- Four Good Sized Bedrooms
- Garden Available to Use

LET AGREED PRIOR TO MARKETING

Nestled in the charming locale of Albert Terrace, Billy Row, this mid-terrace house presents an exceptional opportunity for those seeking a modern family home. Recently renovated to a high standard, the property boasts a brand new fitted kitchen that is both stylish and functional, perfect for culinary enthusiasts and family gatherings alike.

The house features two spacious reception rooms, providing ample space for relaxation and entertainment. With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring comfort and privacy for all. The well-appointed bathroom adds to the convenience of this delightful home.

Outside, the property offers a large yard, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is a designated car parking space to the rear, making it easy to come and go without the hassle of street parking.

This residence is not only a beautiful home but also a practical choice for modern living. With its blend of contemporary renovations and ample space, it is sure to appeal to families and professionals alike. Do not miss the chance to make this splendid property your home.

Ground Floor

Entrance Hallway

Stairs rise to the first floor, central heating radiator and an area for cloaks storage if required.

Lounge

14'2" x 15'11" (4.337 x 4.857)

Located to the front elevation of the property with UPVC bay window overlooking the Village Green, central heating radiator and double opening doors into the dining room.

Dining Room

13'10" x 14'6" (4.233 x 4.431)

Having UPVC window, central heating radiator and access to a useful under-stair storage cupboard.

Kitchen

5'7" x 14'8" (1.721 x 4.477)

Recently refitted kitchen having a range of base units with some wall h its over, laminate work surfaces, stainless steel sink with UPVC window above. Integrated electric oven, hob and extraction fan, central heating radiator and space for further free standing appliances as required. A UPVC door leads to the rear yard.

First Floor

Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation via a split landing. Access to a useful storage cupboard and the loft.

Bedroom One

12'4" x 12'6" (3.767 x 3.835)

Located to the front elevation of the property having UPVC window with views over the Village Green and a central heating radiator.

Bedroom Two

14'0" x 9'0" (4.278 x 2.758)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three

6'8" x 9'9" (2.046 x 2.982)

Located to the rear elevation of the property having UPVC window, central heating radiator and access to a useful storage cupboard which also houses the gas central heating boiler.

Bedroom Four

9'0" x 6'0" (2.766 x 1.843)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin and chrome heated towel rail.

Exterior

To the front of the property an enclosed forecourt with paved pathway to the front door. Whilst to the rear is a large enclosed yard area, and beyond this there is a parking space for one vehicle and to the side of a garage there is a further garden area. THERE IS NO ACCESS TO THE GARAGE

Agents Notes

Please be advised that NO wall papering is allowed within the property or decorating

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link: <https://find-energy-certificate.service.gov.uk/energy--certificate/0320-2859-6170-2392-0455>

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 1800 Mbps Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good Outdoor but Limited indoor

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

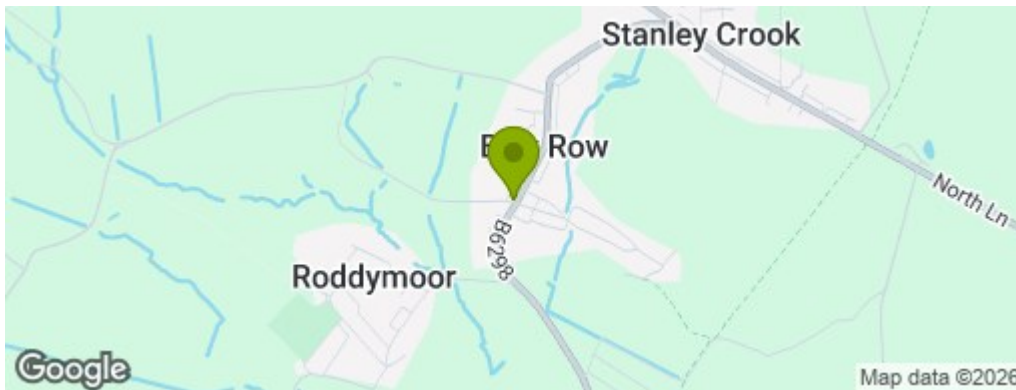
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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