



# GARDEN HOUSE

Croft On Tees, Darlington, DL2 2SZ

THE  
GARDEN  
HOUSE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

---

# GARDEN HOUSE

Croft On Tees, Darlington, DL2 2SZ

Nestled in the charming area of Croft On Tees, Darlington, this impressive detached house offers a perfect blend of space and comfort. Spanning an expansive 2,260 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. Each bedroom is complemented by its own bathroom, ensuring convenience and privacy for all residents.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is thoughtfully designed, providing ample room for relaxation and socialising.

The property, built in 1967, has been well-maintained and offers a unique character that blends seamlessly with modern living. The large private driveway provides parking for several vehicles, while the garage offers additional storage or parking options.

For those who work from home or require a creative space, the property features a dedicated office or studio area, allowing for productivity in a tranquil setting.

With its generous living space and desirable location, this home in Croft On Tees is a rare find. It presents an excellent opportunity for anyone seeking a spacious and versatile property in a peaceful yet accessible neighbourhood. Don't miss the chance to make this delightful house your new home.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5&6 Bailey Court, Colburn Business Park, Richmond,

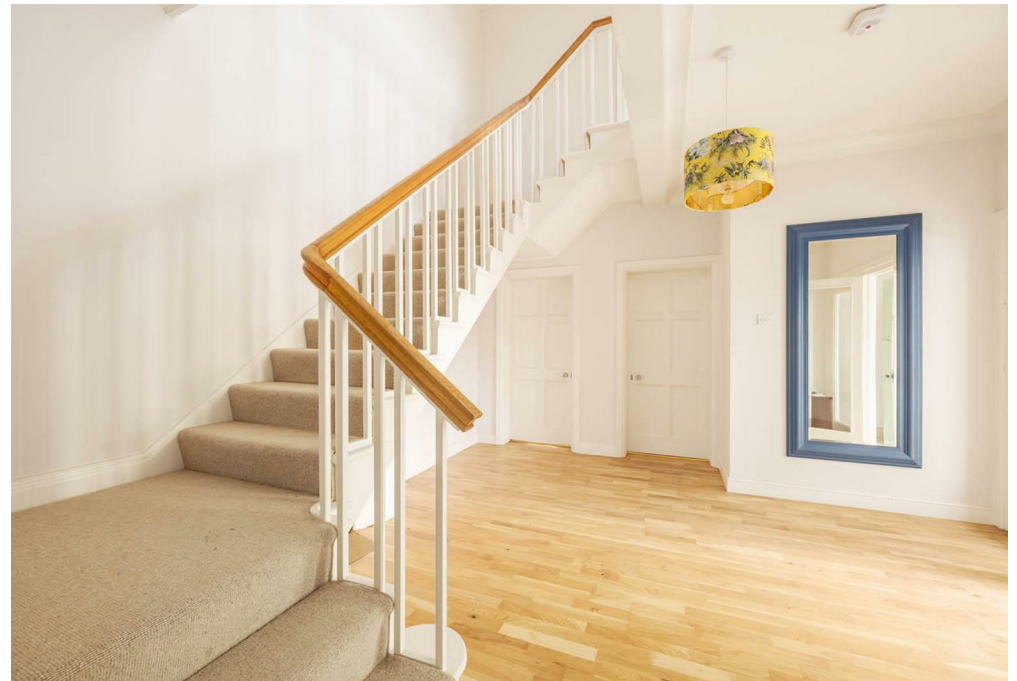
North Yorkshire, DL9 4QL

01748 897629

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK

---



### Situation & Amenities

Darlington 3.6 miles, Richmond 14 miles, Northallerton 13 miles, Middlesbrough 19 miles, Durham 24 miles, York 56 miles. Please note all distances are approximate.

Croft is a thriving village with primary school and hotel. A village shop and post office can be found in nearby Hurworth Place. Secondary schools can be found at Hurworth, Richmond, Northallerton & Darlington. Private education can be in the nearby town of Yarm. The nearby town of Darlington offers a wide range of national and local retailers, restaurants and leisure opportunities.

### Description

An attractive detached family home offering comfortable accommodation with three bedrooms and three bedrooms, private parking through a gated driveway and a large rear garden. The property provides easy access to Northallerton, Darlington and the A1.

### Terms & Conditions

The property is offered at a rent of £1750 per calendar month payable by standing order on the term date. A deposit of £2019 shall be payable prior to occupation. In accordance with the Renters Rights Act 2025, the property is available on an Assured Periodic Tenancy.

### 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.

Requests for pets will be reasonably considered.

### Local Authority and Council Tax

Richmondshire District Council - Tax Band G

### Services and Other Information

The property is served by Oil central heating, with mains electricity and mains water supply

### Viewings

Strictly by appointment with the agent GSC Grays tel: 01748 899617

### Particulars

Photographs and Particulars updated May 2026

### Disclaimer Notice

CGS 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 description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and 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 should 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.



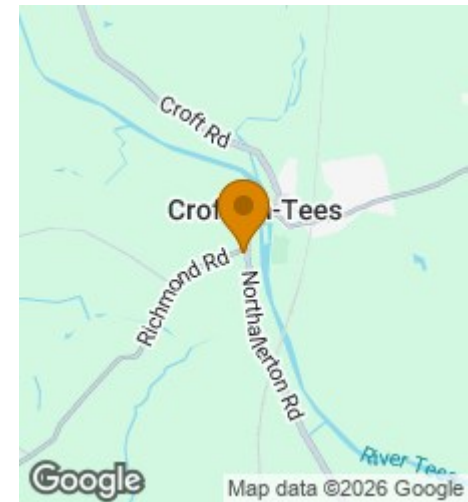
**Garden House, Croft on Tees, Darlington DL2 2SZ**

Approximate Gross Internal Area  
3154 sq ft - 293 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.