



High Hope Street

Crook DL15 9JD

£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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High Hope Street

Crook DL15 9JD



- Three Bedroom Terrace
- EPC Grade D
- Gas Central Heating

- Modern Kitchen And Bathroom
- Pleasant Decked Yard To Rear
- Ideal First Rental

- Stone Fronted
- Outskirts Of Town Centre
- Integrated Appliances

No Deposit Option Available - Subject To Terms And Conditions. Nestled on the charming High Hope Street in Crook, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home. Recently redecorated throughout, the property boasts a fresh and inviting atmosphere, making it ready for you to move in and make it your own.

The house features a spacious reception room that serves as a perfect gathering space for family and friends. With three generously sized bedrooms, there is ample room for everyone, whether you are a growing family or looking for extra space for guests or a home office. The well-appointed bathroom ensures convenience for daily routines.

One of the standout features of this property is the lovely kitchen and dining room, which provides an ideal setting for culinary adventures and family meals. The open layout encourages a warm and sociable environment, perfect for entertaining.

Step outside to discover the enclosed rear yard, complete with a decked area that invites you to enjoy the outdoors. This private space is perfect for summer barbecues or simply relaxing with a good book.

With its prime location and thoughtful design, this terraced house is a must-see. Viewing is essential to fully appreciate all that this property has to offer. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Porch

UPVC door

Lounge

18'0 x 13'5 (5.49m x 4.09m)

UPVC double glazed, central heating radiator, feature fireplace with marble inset and hearth housing modern electric fire.

Kitchen/Diner

With a range of modern high gloss wall and base units with laminate work surfaces, wall mounted combi gas boiler, stainless steel sink unit with mixer tap, electric cooker with extractor over, integrated fridge and freezer, integrated washing machine, central island with seating, laminate flooring, UPVC double glazed window, central heating radiator and stairs to first floor

First Floor

Landing

Laminate flooring, loft access

Bedroom One

14'9 x 8'1 (4.50m x 2.46m)

UPVC double glazed window, laminate flooring, central heating radiator, built in storage cupboard

Bedroom Two

18'4 x 8'5 (5.59m x 2.57m)

UPVC double glazed window, laminate flooring, central heating radiator

Bedroom Three

14'10 x 6'5 (4.52m x 1.96m)

UPVC double glazed window, laminate flooring, central heating radiator

Bathroom/WC

Panelled bath, hand held shower over, shower screen, wc, wash hand basin in vanity unit, tiled walls, laminate flooring, opaque UPVC double glazed window, central heating radiator

Exterior

To the rear is a pleasant yard with gravelled patio area leading to a raised decked patio.

Energy Performance Certificate

To view the full Energy Performance Certificate, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8864-6026-5840-1147-5922>

EPC Grade D

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.

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 broadband available. Highest download speed - 1800mbps. Highest upload speed - 220mbps.

Mobile Signal/coverage: EE - Good outdoor, variable in home

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2026)

Energy Performance Certificate Grade - Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

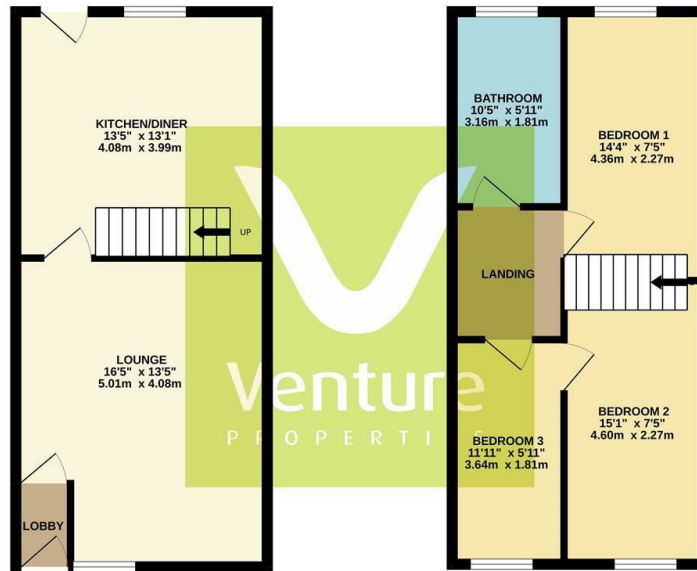
Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea

DISCLAIMER

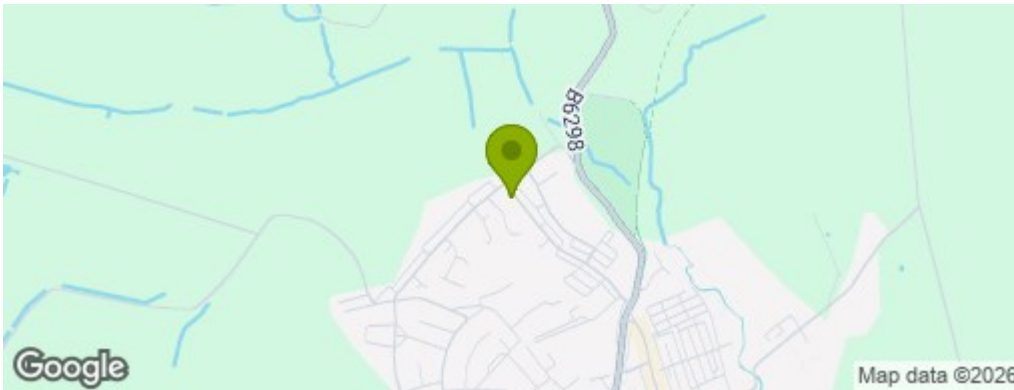
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GROUND FLOOR

1ST FLOOR



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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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