

Arthur Terrace

Stanley, Crook DL15 9SL

£750 Per Calendar Month

Venture PROPERTIES









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.







Reposi

Rent without a deposi

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Arthur Terrace

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- Three Bedrooms
- EPC Grade C
- Gas Central Heating
- Two Reception Rooms
- Panoramic Views
- Double Glazing
- Garden
- Ample Parking
- Lovely Fitted Kitchen

No Deposit Option Available On This Property - Subject To Status

Coming soon - Undergoing full redecoration works, blinds and some floorings

Welcome to this charming mid-terrace house located on Arthur Terrace in the delightful area of Stanley, Crook. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to enjoy.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Parking is a breeze with space for at least two vehicles, making coming home after a long day out a stress-free experience.

One of the highlights of this property is the lovely cottage garden at the front, adding a touch of character and tranquillity to the home with panoramic views. Additionally, the driveway, parking area, and garden at the rear provide ample outdoor space for you to enjoy some fresh air and perhaps even cultivate your green thumb.

Completing the picture is the good-sized block paved yard, offering a versatile outdoor area that can be utilised in various ways to suit your lifestyle and needs. Don't miss out on the opportunity to make this charming house your new home in the heart of Stanley.

Ground Floor

Lounge
15'10" x 11'10" (4.83 x 3.61)
With feature cast fireplace, UPVC double glazed French door, central heating radiator, wall light points, laminated floor, tv point and coving to the ceiling

Dining Room
15'11 x 14'07 (4.85m x 4.45m)
UPVC double glazed window to rear elevation, central heating radiator, coving to the ceiling, feature fireplace with inset nursery grate, staircase to the first floor

Kitchen
15'08 x 6'05 (4.78m x 1.96m)
Fitted with a range of laminated wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer tap over, tiled splash backs, UPVC double glazed window, electric oven, central heating radiator, plumbing and space for washing machine, wall mounted gas boiler, coving to the ceiling, laminated floor and rear entrance door

First Floor

Landing
Central heating radiator and coving to the ceiling. Loft access

Bedroom One
11'09 x 10'09 (3.58m x 3.28m)
UPVC double glazed window to front elevation, coving to ceiling and central heating radiator

Bedroom Two
15'1 x 13'1 (4.60m x 3.99m)
UPVC double glazed window and central heating radiator

Bedroom Three
11'10 x 5'01 (3.61m x 1.55m)
UPVC double glazed window to front elevation, and central heating radiator

Bathroom/wc
Fitted with a white suite including panelled bath, hand shower over, large walk in shower cubicle with mains shower being tiled, square wash hand basin, wc, laminated panelled ceiling, central heating radiator and opaque UPVC double glazed window

Exterior
Immediately to the front of the property there is a lovely patio area with decorative slate, as well as lawned garden with panoramic views over open fields and countryside. Whilst to the rear there is a block paved yard which is private. Across the rear lane there is off street car parking for two vehicles, a timber storage shed. Beyond this there is a further garden area which is currently undergoing improvements works.

Energy Performance Certificate
To view the Energy Performance Certificate, please click the following link: https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2128-4550-2005-1031

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.

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.

Other charges include:

Annual fee of £30, split between all tenants. This is only charged if your tenancy lasts for longer than 12 months.

Dispute fee of £60, split between all tenants. Only chargeable if you wish to dispute end of tenancy charges and is fully refunded if your dispute is successful.

Tenant swap fee of £50. This is only due if there is a tenant swap or if a new tenant is added to the tenancy. It is paid by the incoming tenant only.
The Agent may receive commission from Reposit for certain products offered to a tenant

Further information is available at www.reposit.co.uk/tenants.

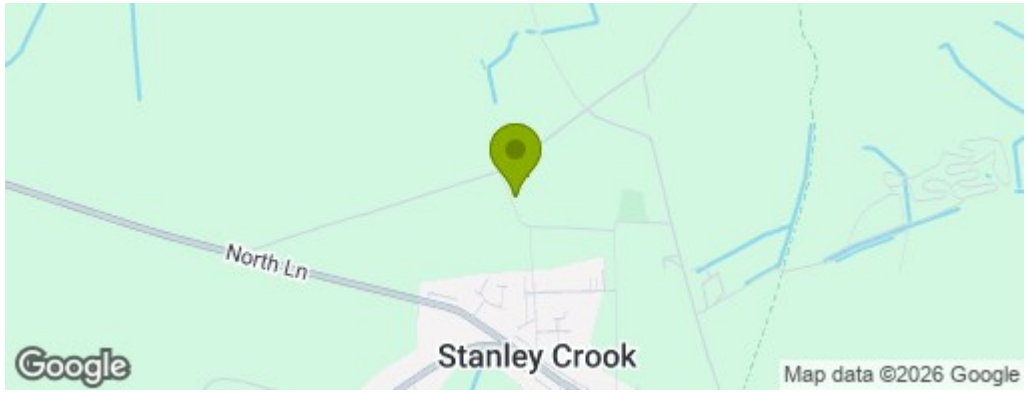
Bond/Deposit
The security deposit (bond) amount is equivalent to 5 weeks rent.

Agents Note
We are advising all tenants that the Landlord is an employer of Venture Properties (Crook) Limited

Other General Information
Tenure – Freehold
Service Charges not applicable
Council Tax Band and Authority – Durham County Council. Band-A
Council Tax Amount - £1621 Maximum 2024
EPC Grade – D
Water and Drainage – Mains
Gas and Electric -Mains
Broadband Available – Ulta Fast (Highest available download speed: 1000 Mbps / Highest available upload speed 220 Mbps)
Mobile Signal Coverage Available – Likely



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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