



**LEGGS CROSS COTTAGE**  
Bolam, Darlington, County Durham, DL2 2UU



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

# LEGGS CROSS COTTAGE

Bolam, Darlington, County Durham DL2 2UU

Leggs Cross Cottage is a delightful one bedroom detached cottage full of character placed in an enviable position with stunning views of adjoining countryside for miles on end.

The accommodation briefly comprises of: Open plan living and kitchen area, utility and bathroom and galleried bedroom. Patio area and parking space.



**GSC GRAYS**

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#### Situation and Amenities

Darlington 8 miles, Barnard Castle 15 miles, Bishop Auckland 7 miles, Durham 17 miles, Newcastle Upon Tyne 39 miles. All mileage is approximate.

The historic towns of Darlington, Barnard Castle, Bishop Auckland and Durham have a variety of shopping, schools, restaurants and public houses.

#### Description

Leggs Cross Cottage is a one bedroom, quirky and characterful cottage with accommodation comprising of an open plan dining/living/kitchen, bathroom and mezzanine bedroom. The kitchen includes a range of fitted wall and base units, contrasting work surface, Belfast sink and the following appliances: integrated electric hob, oven, dishwasher, fridge. There is also a free standing fridge and microwave. Leading on from the kitchen area is an open plan dining living space with wooden flooring, log burning stove and doors opening onto the patio terrace, which boasts views of adjoining countryside for miles on end. A staircase rises up to the mezzanine bedroom. The bathroom is accessed off the inner hall, beside the kitchen and comprises of a bath with shower over, pedestal wash handbasin and WC. To conclude the accommodation within the property, there is a utility cupboard, housing a free standing washing machine. Externally, the property has a paved patio terrace and parking facilities.

#### Terms & Conditions

The property shall be let furnished or unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £900 per calendar month which includes biomass central heating and water, payable in advance by standing order. In addition, a deposit of £1038 shall also be payable prior to occupation.

#### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

#### 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.

#### Insurance

Tenants are responsible for the insuring of their own contents.

#### Smoking and Pets

Smoking is prohibited inside the property.

This property is unable to accept pets due to it being on a working farm.

#### Council Tax

For Council Tax purposes the property is banded A.

#### Services and Other Information

Mains electricity and water. Biomass central heating. Septic tank drainage.

#### Local Authority

Darlington Borough Council.

For Council Tax purposes the property is a Band A.

#### Particulars and Photographs

Particulars updated January 20206.

Photographs taken September 2023.

#### Disclaimer Notice

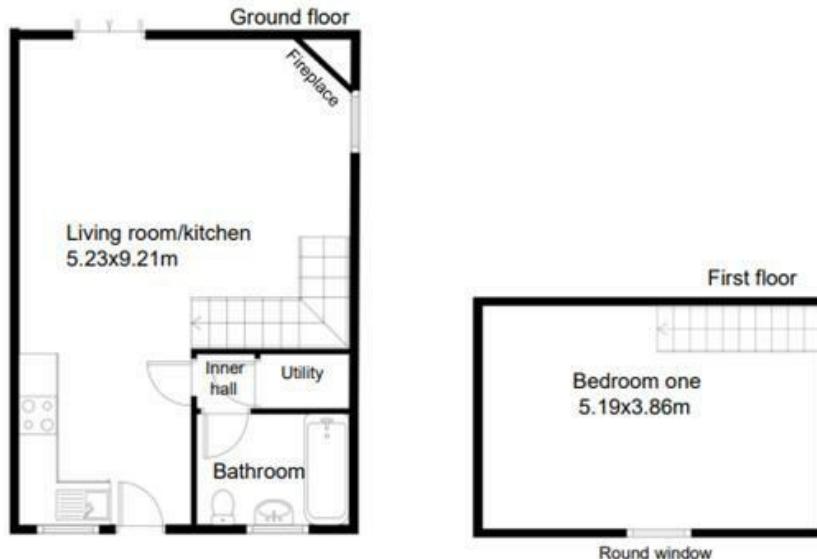
CGS Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.

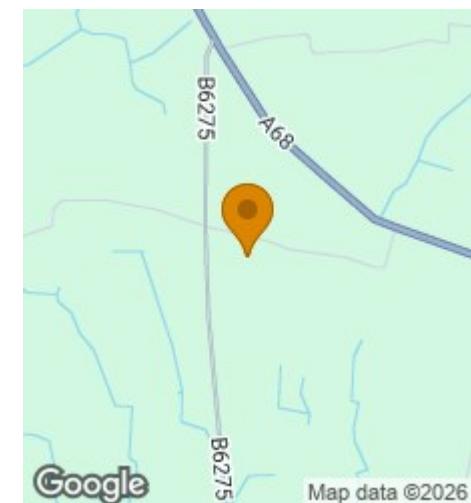
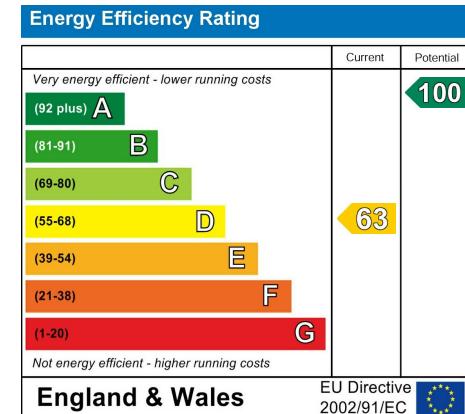
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.



## Leggs Cross Cottage, Bolam Road, Houghton Le Side, Darlington DL2 2UU



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.



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3. Neither GSC Grays nor the vendors 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.