

Ann Cordey
LETTINGS

4 Burleigh Place, Darlington, DL3 7SR

£1,600 Per Month

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DEPOSIT FREE OPTION AVAILABLE Space, period charm and versatile accommodation arranged over four floors. Rare opportunity to rent this beautiful Victorian townhouse in one of the West End's most sought-after locations. Set within a quiet cul-de-sac, this characterful home is impressive throughout and ideal for a variety of occupiers.

The property welcomes you via an entrance vestibule into a spacious hallway, leading to two main reception rooms and a third reception room featuring a delightful sun-filled sunroom area. This flows through to the fitted kitchen, complete with electric AGA, whilst a separate utility room and rear garage provide additional space to the rear.

The first floor offers three bedrooms, including a master bedroom with en-suite, alongside a family bathroom. A large attic room occupies the second floor, offering excellent flexibility to suit a variety of needs.

Further enhancing the accommodation is a versatile basement room, accessed from the ground floor hallway and ideal for a home cinema, cosy snug or additional living space.

Externally, the property benefits from both permit and non-permit parking to the front, with an enclosed courtyard and the garage to the rear.

The location is equally appealing, with Darlington town centre within walking distance, including the popular bars, restaurants and amenities around Duke Street, Grange Road and Coniscliffe Road. Local schools, shops and everyday amenities are also close by, whilst the South Park and Darlington railway station are also within easy reach.

Properties of this character and in such a desirable location rarely become available to rent. Early viewing is strongly recommended.

Required Affordability
£48,000 per annum.

Holding Deposit
£369.23 (equivalent to 1 week's rent).

Deposit OR Deposit Free Option Available
£1,846.15 (equivalent to 5 weeks' rent) OR Deposit Free Option Available is available via Reposit.

Reposit is a deposit free alternative where you pay a non-refundable fee equal to 1 week's rent (minimum £150), instead of a 5 week cash deposit. Please note that this is subject to meeting suitable criteria and tenants still remain fully liable for any end-of-tenancy damages and/or rent arrears.

Council Tax & Local Authority
Band C. Darlington Borough Council.

Utilities
Mains gas, electricity, water and drainage.

Heating
Gas central heating.

Reposit
Rent without a deposit





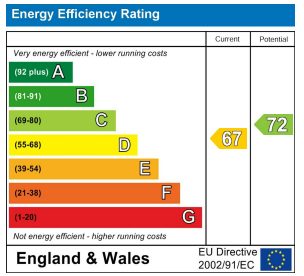
Broadband & Mobile
Available in the area.

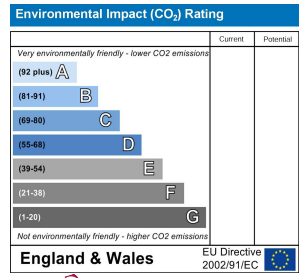
Parking
Both permit and non-permit on road parking to the front.
Additional garage parking to the rear.

Other Information
Property is available to move into immediately (subject to usual reference and move in procedures).









YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

NAEA National Association of Estate Agents

The Property Ombudsman

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