

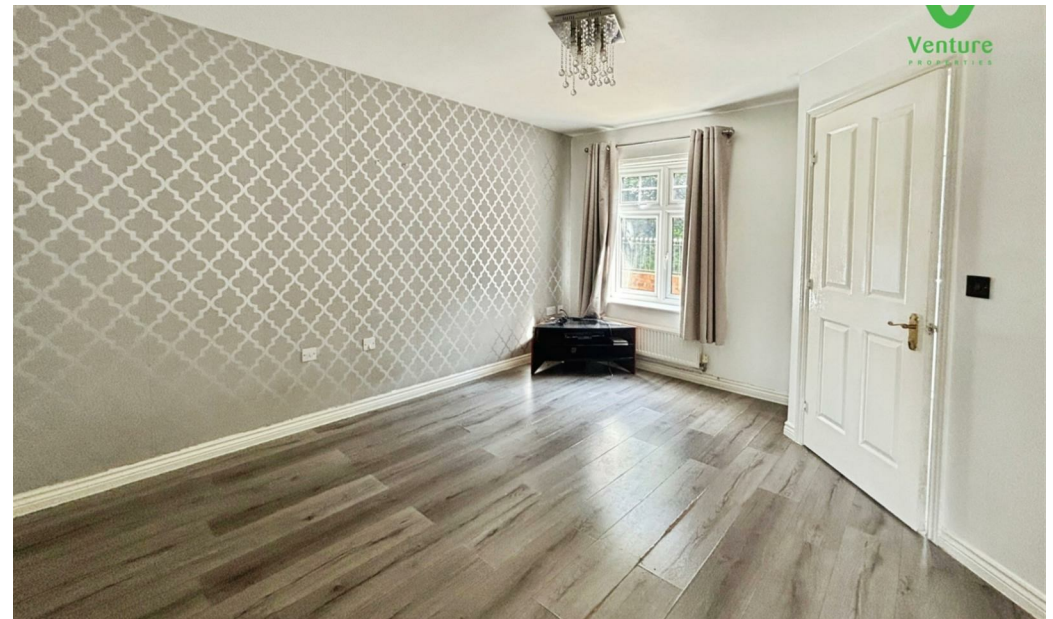


Leazes Lane

St. Helen Auckland DL14 9DX

£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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Leazes Lane

St. Helen Auckland DL14 9DX



- Available Immediately
- EPC Grade C
- UPVC Double Glazed

- Two Bedroom End Terrace
- Low Maintenance Gardens Front & Rear
- Kitchen With Space For Dining Table

- Driveway To Rear
- Gas Central Heating
- Not Overlooked To Front

Nestled on Leazes Lane in the charming area of St. Helen Auckland, this delightful two-bedroom end terrace house is now available for immediate occupancy. This property offers a perfect blend of modern living and comfort, making it an ideal choice for individuals or small families.

Upon entering, you will find a spacious reception room that welcomes you with warmth and light. The heart of the home is the well-appointed kitchen and dining room, designed for both functionality and style, perfect for entertaining guests or enjoying family meals. The layout ensures that the space feels open and inviting, catering to the needs of contemporary living.

The two bedrooms are generously sized, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the front and rear gardens, offering a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Notably, the property is not overlooked at the front, providing a sense of privacy and tranquillity.

For those with vehicles, there is parking available for one car, adding to the convenience of this lovely home. This terraced house is not just a place to live; it is a sanctuary that combines comfort, style, and practicality in a desirable location. Do not miss the opportunity to make this charming property your new home.

Ground Floor

Entrance Hallway

Front entrance door, laminated floor, central heating radiator with decorative cover, staircase to the first floor

Cloakroom/wc

With a white suite including wc, pedestal wash hand basin, Opaque UPVC double glazed window and central heating radiator

Lounge

13'04 x 11'04 (4.06m x 3.45m)

UPVC double glazed window to the front elevation, central heating radiators, laminated floor and double white panelled doors through to:

Kitchen/Dining Room

14'03 x 8'05 (4.34m x 2.57m)

Fitted with a range of laminated wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer tap over, UPVC double glazed window, tiled splash backs, UPVC double glazed rear door, integral appliances including electric oven, electric hob, plumbing and space for washing machine, central heating radiators, timber door to understairs cupboard. Ample space for dining table

First Floor

Landing

Bedroom One

14'05 max x 11'05 (4.39m max x 3.48m)

Two UPVC double glazed windows, central heating radiator and storage cupboard

Bedroom Two

10'05 x 9'05 (3.18m x 2.87m)

UPVC double glazed window, central heating radiator and storage cupboard

Bathroom/wc

With a white suite including panelled bath, mains shower over, shower screen, wc, pedestal wash hand basin, opaque UPVC double glazed window

Exterior

Immediately to the front of the property there is a gravelled forecourt. side access leads to the rear where there is a driveway providing off street car parking for one vehicle as well as a seating area

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0001-5010-0822-9006-0293>

Holding Deposit/ 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.

Bond/Deposit

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

Other General Information

Tenure: Freehold

Gas and Electricity: Mains PRE PAYMENT METERS

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 10000 Mbps

Highest available upload speed 10000 Mbps

Mobile Signal/coverage: Good Outdoor, variable indoor (EE)

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

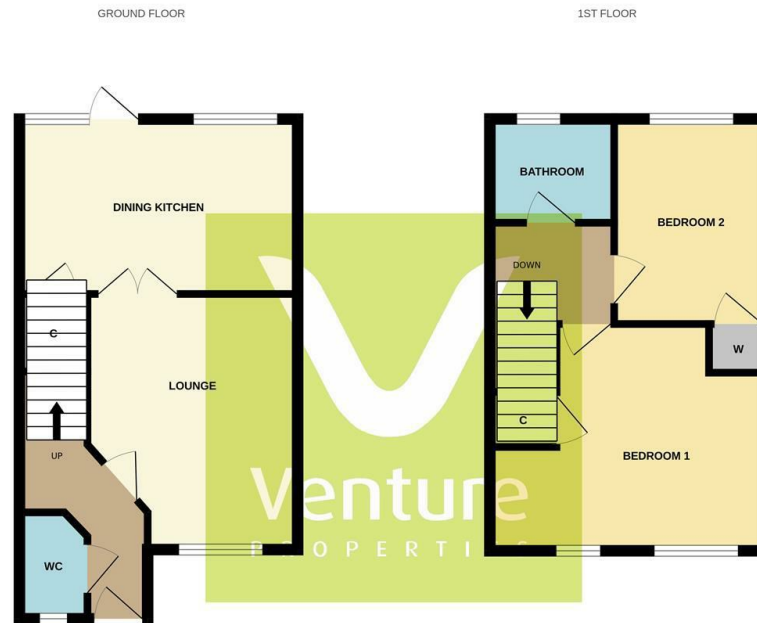
Energy Performance Certificate Grade D

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

Disclaimer

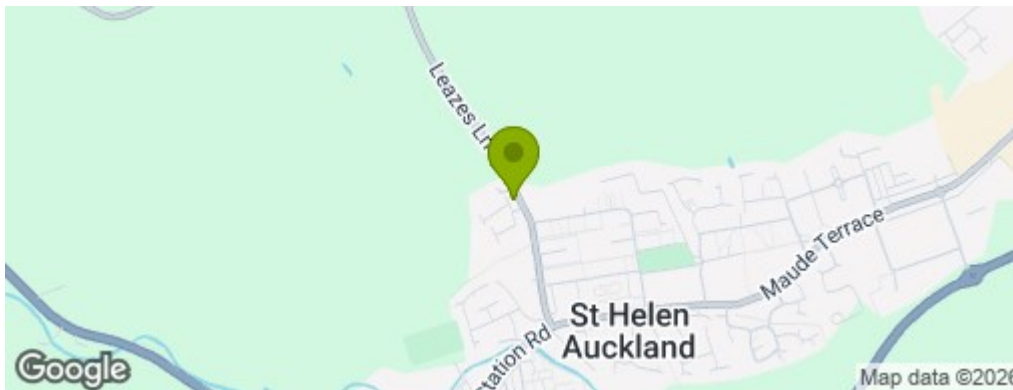
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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