



**Hope Street**

Crook DL15 9HT

**£375 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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# Hope Street

## Crook DL15 9HT



- Third Floor Flat
- EPC Grade D
- Town Centre Location

- One Bedroom
- Shower Room
- Communal Entrance

- Breakfast Kitchen
- Lounge
- Perfect First Home

Located in Crook's vibrant town centre, this newly refurbished one-bedroom flat on Hope Street offers a perfect blend of modern living and convenience. The property boasts a stylish and fresh interior, making it an ideal choice for those seeking a comfortable and contemporary home.

Upon entering, you are welcomed by a bright entrance hallway that leads to the various living spaces. The flat features a well-appointed fitted kitchen, perfect for culinary enthusiasts, and a spacious lounge that provides a relaxing area to unwind after a long day. The double bedroom is generously sized, ensuring a peaceful retreat, while the shower room is both modern and functional.

With its prime location on the high street, residents will enjoy easy access to a variety of local amenities, shops, and eateries, making daily life both convenient and enjoyable. This flat is ready to move into, offering a hassle-free transition for new occupants.

Whether you are a first-time buyer, a young professional, or looking to downsize, this charming apartment presents an excellent opportunity to embrace a modern lifestyle in a thriving community. Don't miss the chance to make this delightful flat your new home.

### Communal Entrance

Communal entrance allows access to four flats within the complex.

### Entrance

Door leads into entrance hall of the property, electric wall mounted radiator and wood effect lino flooring.

### Breakfast Kitchen

9'11" x 6'03" (3.02m x 1.91m)

Fitted with wood effect base and two wall units with black work surfaces over and mosaic tiled splash back. Stainless steel sink unit and wood effect lino flooring. Ample space for free standing appliances. UPVC window overlooking the rear.

### Lounge

12'09" x 9'11" (3.89m x 3.02m)

Wall mounted electric radiator, TV aerial and double glazed wooden window to the front.

### Bedroom One

14'02" x 7'08" (4.32m x 2.34m)

Wood effect lino flooring continues into this room, wall mounted electric radiator and double glazed window.

### Shower Room

Fitted with corner shower, WC and wash hand basin, UPVC obscured glass window, extractor fan and wood effect lino flooring.

### 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.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8808-7027-5170-0719-2926>

### Holding Deposit/ Tenant Information

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### Bond/ Deposit

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

### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Above Average

Council Tax: Durham County Council, Band: A Annual price: £1701

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

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



## Property Information

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