



22 Milner Road, Darlington, DL1 5EU

DEPOSIT FREE OPTION AVAILABLE Featuring brand new carpets and generous living space throughout, this well-presented home is ideally located just moments from South Park and Darlington Railway Station.

Inside, the layout includes two good sized bright reception rooms and a kitchen with built in breakfast seating area. Upstairs there are two double bedrooms and a bathroom.

Outside there is a private rear courtyard, and convenient on street parking to the front.

Homes in this location are conveniently situated close to local amenities and are within walking distance to the town centre and mainline station making them ideal for a variety of occupiers.

Required Affordability

£20,850 per annum.

Holding Deposit

£160.38 (equivalent to 1 week's rent).

Deposit OR Deposit Free Option Available

£801.92 (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 A. Darlington Borough Council.

Utilities

Mains gas, electricity, water and drainage.

Heating

Gas central heating.

Broadband & Mobile

Available in the area.

Parking

On street parking.

Other Information

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





These energy ratings are based on the Energy Performance Certificate (EPC) for the property. The ratings are based on the current state of the property and are not a guarantee of performance. The ratings are based on the current state of the property and are not a guarantee of performance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.



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