



Woodside

Shadforth DH6 1LD

£750 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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- Available early May 2026
- EPC RATING - C
- Gardens & Driveway

- Highly sought after village location
- Beautifully presented throughout
- Modern kitchen/diner

- Two double bedrooms
- Superb views to the front
- Spacious living room with french doors to the garden

Venture Properties are delighted to offer for rent this immaculately presented two bedroom end terraced property enjoying outstanding views to the front.

The property is finished to a high standard and has accommodation comprising of an entrance hallway with cloakroom/WC, living room with two sets of French doors opening to the rear garden and a superb kitchen/diner with appliances. To the first floor there are two double bedrooms and a stylish bathroom. Externally there are well maintained gardens to the front, side and rear, as well as a driveway providing off street parking.

Shadforth is a sought after village in a semi rural location approximately 5 miles from Durham City. There is a village pub and good road links for commuting.

GROUND FLOOR

Hall

Welcoming entrance hall having stairs leading to the first floor, laminate flooring and radiator.

Cloakroom/WC

With white low level WC, pedestal wash basin, radiator and UPVC double glazed opaque window to the front.

Kitchen/Diner

11'10" x 7'4" (3.61 x 2.26)

Fitted with a modern range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit and mixer tap, built in stainless steel oven and gas hob and extractor over. With a fridge/freezer, dishwasher and washing

machine, radiator, unit housed gas central heating boiler and UPVC double glazed window to the front.

Living Room

14'7" x 10'1" (4.45 x 3.09)

Spacious reception room with two sets of UPVC double glazed french doors opening in to the rear garden, understairs storage cupboard, laminate flooring, TV aerial point and double radiator.

FIRST FLOOR

Landing

Having radiator and access to each room.

Bedroom One

14'7" x 8'7" (4.45 x 2.62)

Generous double bedroom with two UPVC double glazed windows to the rear, radiator and telephone point.

Bedroom Two

14'7" x 7'6" (4.45 x 2.30)

Further spacious double bedroom with two UPVC double glazed windows to the front, radiator, loft access and storage cupboard.

Bathroom/WC

7'6" x 5'6" (2.29 x 1.68)

Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having part tiled walls, tiled floor, extractor fan, shaving point and extractor fan.

EXTERNAL

The property enjoys a corner plot with lawned gardens to the

front and rear, with a patio area and driveway for off street parking. There are lovely views to the front of the property across fields towards Durham City.

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.

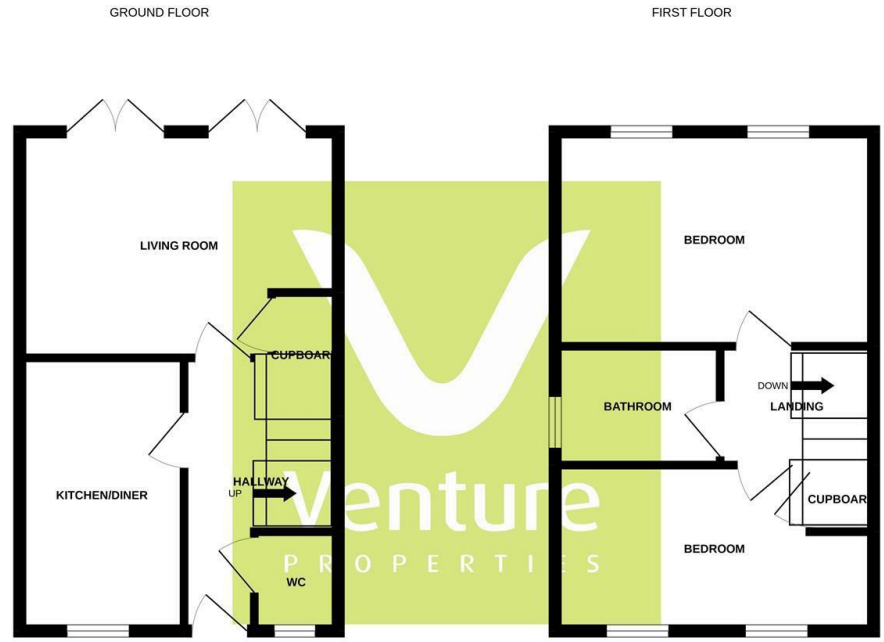
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond/Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

Disclaimer

Please know, the photos on the advert were taken prior to the current tenant moving into the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metreplex ©2022



Property Information

EPC RATING - C : COUNCIL TAX BAND - A