



**Brougham Street**

Darlington DL3 0NA

**£595 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.

# Brougham Street

Darlington DL3 0NA



- 2 Bed Terrace House
- Harrowgate Hill/North Road

- EPC Rating D
- Viewing recommended

- Dining Room
- Close To Local amenities

An immaculately presented two bed roomed forecourted mid terraced property located in the popular Harrowgate Hill/North Road area of Darlington, within easy reach of schools, supermarkets and bus routes in and out of town. The property has gas central heating, upvc double glazing, two reception rooms, modern fitted kitchen, two good sized bedrooms and a first floor bathroom. Viewing is recommended.

## Entrance Porch

## Lounge

13' x 14'6 (3.96m x 4.42m)

## Dining Room

9'6 x 14'6 (2.90m x 4.42m)

## Kitchen

10'2 x 7'9 (3.10m x 2.36m)

## First Floor

## Bedroom 1

14'6 x 10'6 (4.42m x 3.20m)

## Bedroom 2

8'5 x 7'5 (2.57m x 2.26m)

## Bathroom

## Externally

## Council Tax

Band A

## Deposit (bond)

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

## Holding Deposit

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.\*

\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

## Venture Properties

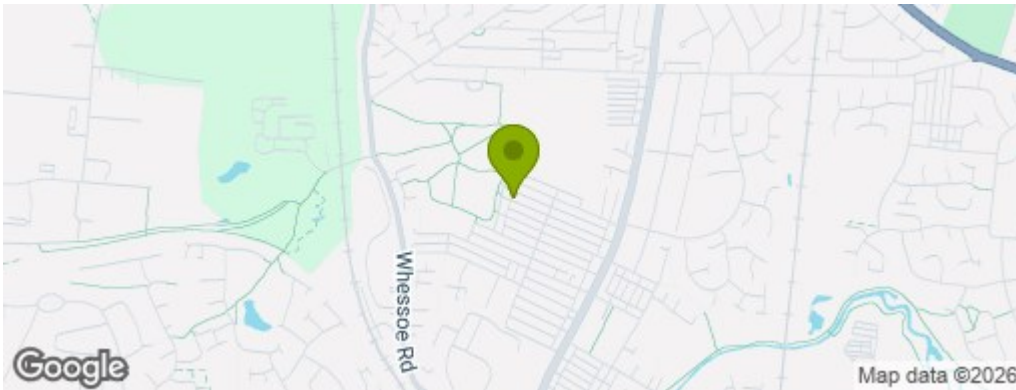
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, ceilings and any other items are approximate and no responsibility is taken for any error or omission of this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been inspected and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 12/2024



## Property Information

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