

Ann Cordey
LETTINGS

74 The Leas, Darlington, DL1 3DA
£850 Per Month

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DEPOSIT FREE OPTION AVAILABLE *AVAILABLE UNFURNISHED, FURNISHED OR PART FURNISHED* Turn-key condition and ready to move into. One not to be missed, this beautifully presented home is neutrally decorated throughout and set within a sought after location. With lovely features throughout, private rear garden, and being close to local schools and shops and main bus routes. The A1(M) north and southbound is also within easy access for commuting.



The accommodation is accessed via an entrance vestibule, there is a spacious living room to the front and a good sized kitchen to the rear with French doors to the garden.

Upstairs there are two double bedrooms, the main being the larger out of the two and with display fireplace, and main shower room with walk style shower.

Outside there is an enclosed rear garden which is mainly laid to lawn with shrubbery and concrete side area with gate leading to the front. To the front the garden is enclosed with shrubbery and concrete hardstanding area.

Required Affordability
£25,500 per annum.

Holding Deposit
£196.15 (equivalent to 1 week's rent).

Deposit Or Deposit Free Option Available
£980.76 (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.

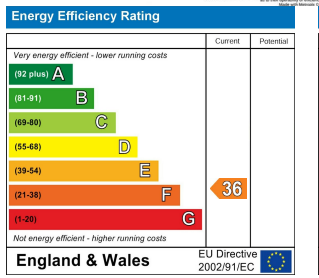
Other Information
Property is available to move into immediately (subject to usual reference and move in procedures).
EPC rating TBC.

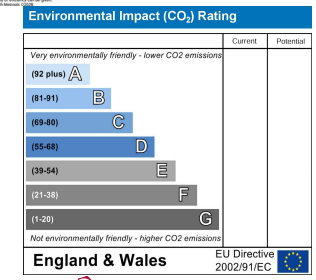




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

NAEA
National Association of Estate Agents
The Property Ombudsman

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