



## Leyburn Close

Chester Le Street DH2 1TD

£850 Per 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.



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.

# Leyburn Close

Chester Le Street DH2 1TD



Welcome to this newly refurbished, immaculate three-bedroom mid-link home located in the peaceful cul-de-sac of Leyburn Close, Ouston, Chester Le Street. This delightful property is perfect for families or professionals seeking a modern living space in a tranquil setting.

As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and entertaining. The heart of the home is the superbly refitted cream kitchen, which boasts a built-in hob, oven, and extractor, along with a dining area that is perfect for family meals or gatherings with friends.

On the first floor, you will find three well-proportioned bedrooms, two of which come with fitted wardrobes, providing ample storage space. The refitted white family bathroom features a convenient WC and shower, ensuring comfort and functionality for all residents.

The property benefits from UPVC double glazed windows and gas central heating via radiators, ensuring a warm and inviting atmosphere throughout the year. Externally, there are gardens to both the front and rear, offering outdoor space for relaxation or play.

With parking available for one vehicle, this home is not only stylish but also practical. Available immediately,

this property is offered on an unfurnished basis, allowing you to make it your own. Do not miss the opportunity to view this charming home; please call us on 0191 3729898 to arrange a visit.

EPC rating C  
Council tax band A

Rent £850 PCM  
Holding fee £196.15  
Deposit £980.76

**LOUNGE**  
15'9" x 14'8" (4.80m x 4.47m)

**KITCHEN/DINING**  
14'9" x 8'8" (4.50m x 2.64m)

## FIRST FLOOR

**BEDROOM 1**  
12' (plus robes) x 8'4" (3.66m (plus robes) x 2.54m)

**BEDROOM 2**  
8'10" (plus robes) x 8'3" (2.69m (plus robes) x 2.51m)

**BEDROOM 3**  
8'6" x 6'1" (2.59m x 1.85m)

**BATHROOM/WC/SHOWER**

**OUTSIDE**

## DEPOSIT AND HOLDING FEE

Holding Deposit And 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 drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.



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.  
Made with Metropix ©2023



## Property Information

**0191 372 9898**

Suite 6, 15 North Burns, Chester-Le-Street, County Durham, DH3 3TF  
[sales.cls@venturepropertiesuk.com](mailto:sales.cls@venturepropertiesuk.com)