Jan Forster

Church Park | Wheatley Hill | Durham | DH6 3SJ

£850 Per Month

3 1 1

- Detached Property
- Excellent Location
- Available Now
- Conservatory
- Viewing Recommended
- Three Bedroom
- Unfurnished
- Garage & Driveway
- Front and Rear Gardens
- Call For More Information

Available mid-December on an unfurnished basis, this well presented, three-bedroom detached home offers spacious and comfortable living in a sought-after residential area of Wheatley Hill. Ideally suited to families and professionals alike, the property combines modern interiors with attractive outdoor space and must be viewed to be fully appreciated.

Upon entering, you are welcomed by a bright entrance hallway leading to a generous lounge, where French doors open into a sunny conservatory, creating an ideal space for relaxing or entertaining throughout the year. The modern kitchen-diner is fitted with a range of contemporary units and an integrated oven and hob.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom WC. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Externally, the home enjoys attractive gardens to both the front and rear, offering space for outdoor enjoyment. A private driveway provides off-road parking and leads to an attached garage, adding further convenience and storage options.

Situated within a popular and well-established residential location, the property is close to local amenities, schools and transport links, making it an excellent choice for tenants seeking a well-connected yet peaceful setting.

Early viewing is strongly recommended to avoid disappointment. For further information or to arrange a viewing, please contact us on 0191 236 2070.

Council Tax Band: C.

The difference between house and home

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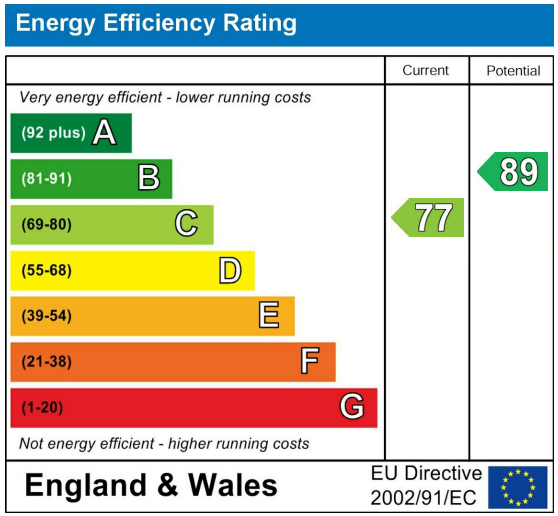
www.janforsterestates.com

Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00.** This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



Contact Us: 0191 236 2070